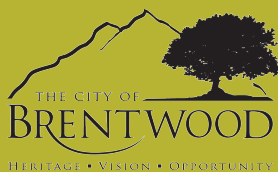




# CITY OF BRENTWOOD GENERAL PLAN

Adopted July 22, 2014



Prepared by:

**DE NOVO PLANNING GROUP**

A LAND USE PLANNING, DESIGN, AND ENVIRONMENTAL FIRM

[WWW.DENOVOPANNING.COM](http://WWW.DENOVOPANNING.COM)





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# 1. INTRODUCTION

## Overview

The City of Brentwood General Plan (General Plan) identifies the community's vision for the future and provides a framework that will guide decisions on growth, development, and conservation of open space and resources in a manner that is consistent with the quality of life desired by the city's residents and businesses. The General Plan supersedes and replaces the 2001 General Plan. The General Plan carries forward some of the major goal and policy framework of the 2001 General Plan, but has been substantially updated to address current local conditions, community priorities, and goals, and has been reorganized to make the document more user-friendly and straightforward.

## Scope and Content of the General Plan

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The general plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area. Additional elements that relate to the physical development of the city may also be addressed in the general plan. The degree of specificity and level of detail of the discussion of each general plan element need only reflect local conditions and circumstances. The General Plan has been prepared consistent with the requirements of State law and addresses the relevant items addressed in Government Code Section 65300 et seq.

The General Plan includes the following elements:

- Circulation
- Community Services and Facilities
- Conservation and Open Space
- Economic Development
- Fiscal Sustainability
- Growth Management
- Infrastructure
- Land Use
- Noise
- Safety
- Note: The adopted Housing Element (November 2012) will be included in the Final General Plan.

The General Plan also includes an Implementation chapter that prioritizes the timing for each separate action that is identified in the various elements.

## Public Participation

The General Plan was developed with extensive opportunities for participation from residents, businesses, local agencies, and other stakeholders. A series of four public Visioning Workshops were held in November and December 2012 in order to identify the community's vision for the future, and to develop principles to guide the General Plan Update. Additionally, City staff and the consultant team developed two online surveys to gather additional information from the public related to the General Plan Update. The online surveys were available through the General Plan Update website, and were

Two important documents support the General Plan. The Existing Conditions Report and the General Plan Environmental Impact Report (EIR) are both intended to be used in conjunction with this General Plan and to serve as companions to this policy document.

developed to pose similar questions to those posed at the visioning workshops, and to gather additional details regarding City service levels, residential homeownership, employment locations, and economic development priorities.

The 12-member General Plan Update Working Group, which consisted of members from the City Council, Planning Commission, Parks and Recreation Commission, and the community at-large, collaborated with City staff and the General Plan Update consultant team throughout the development of the General Plan. The Working Group met approximately 15 times between March 2013 and February 2014, to identify key issues and challenges that Brentwood faces over the next 20-30 years, and to develop the comprehensive set of goals, policies, and actions contained in the General Plan. Each Working Group meeting was open to the public, and numerous members of the public and other local interested agencies attended the meetings and provided detailed input to the Working Group.

The City Council and Planning Commission held approximately 10 public workshops and hearings to consider the goals and policies of the 2001 General Plan, review input from the Visioning Workshops, receive information relevant to the specific topics addressed at the Working Group meetings, and provide specific direction and guidance to staff and the consultant team regarding how goals should be achieved and how to address current issues.

### *Guiding Principles*

Through the General Plan Update process, the following set of distinct guiding principles was identified:

- Protect Brentwood's family-oriented environment, character, and sense of community
- Provide a range of high-quality housing options
- Attract and retain businesses and industries that provide high-quality and high-paying jobs so that residents can live and work in Brentwood
- Preserve surrounding agricultural lands and the city's agricultural heritage
- Expand retail shopping opportunities to provide better local services and increased sales tax revenues
- Continue to maintain and improve the road network and provide increased transit opportunities
- Maintain strong fiscal sustainability and continue to provide high-quality services



## **Applying the General Plan**

The General Plan is intended for use by a broad range of persons, including:

- The City Council, Planning Commission, and Parks and Recreation Commission in decision-making activities;
- City staff in developing and implementing programs and projects;
- The development community in preparing development proposals; and
- Residents and businesses interested in the future development of Brentwood and understanding the community's vision, goals, and priorities.

The General Plan applies to lands in the incorporated area of the City, to the extent allowed by Federal and State law. Under State law, many actions, such as development projects, specific plans, master plans, community plans, zoning, subdivisions, public agency projects, and other decisions must be consistent with the General Plan. State law requires that the City's ordinances regulating land use be consistent with the General Plan. The Zoning Ordinance, individual project proposals, and other related plans and ordinances must be consistent with the goals and policies in the General Plan.

## **Interpreting the General Plan**

In reading the General Plan, one should infer that the goals, policies, and actions are limited to the extent that it is financially feasible and appropriate for the City to carry them out and to the extent legally permitted by Federal and State law. For example, policies and actions which indicate that the City will "provide," "support," "ensure," or otherwise require or carry them out do not indicate an irreversible commitment of City funds or staff resources to those activities, but rather, that the City will support them when the City deems that it is financially feasible and appropriate to do so. In some cases, the City will carry out various policies and actions by requiring development, infrastructure, and other projects to be consistent with the policies and actions of the General Plan. In other cases, the City may include General Plan items in the Capital Improvement Program, annual budget, or other implementation mechanisms, as the City deems appropriate.

## **Organization of the General Plan Elements**

Each element (i.e., chapter) of the General Plan is organized into a set of goals, policies, and actions. Each goal is supported by a particular set of policies and actions to implement and achieve that goal. Chapter 12 of the General Plan (Implementation) includes a complete summary of each action that is identified in the various elements, accompanied by the City department responsible for implementing the action and the timing of implementation.

## **Amending the General Plan**

Since goals and policies in the General Plan reflect a range of competing interests, the decision-makers have broad discretion in interpreting the General Plan and its purposes, and are allowed to weigh and balance the various goals and policies when applying them. Recognizing the need for the General Plan to remain current and reflective of local issues and policies, State law allows the City to periodically amend the General Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. The General Plan may be amended in accordance with State law and only by action of the City Council, upon recommendation by the Planning Commission, or by voter-approved initiative. While specific findings may be applied on a

## 1. INTRODUCTION

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project-by-project basis, at a minimum the following standard findings shall be made for each proposed General Plan amendment:

1. The amendment is deemed to be in the public interest;
2. The amendment is consistent and/or compatible with the rest of the General Plan;
3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. The amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

City-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process described above to ensure consistency and compatibility with the General Plan. This includes appropriate environmental review, public notice, and public hearings, leading to an official action by the City Council.

### Annual Reporting

Given the long-term nature of the General Plan, it is critical to periodically evaluate its effectiveness and to document the implementation status of the various policies and actions that it contains. State law provides direction on how cities and counties can maintain the General Plan as a useful policy guide. State law also requires the City to annually report "the status of the plan and progress in its implementation" (California Government Code Section 65400(b)) to the City Council.

### *Key Terms*

<b>Goal:</b>	A description of the general desired result that the community seeks to create.
<b>Policy:</b>	A specific statement that guides decision-making as the City works to achieve the various goals and objectives. Once adopted, policies represent statements of City regulations.
<b>Action:</b>	An implementation measure, procedure, technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy. The City must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

## 2. CIRCULATION

### Overview

The Circulation Element provides the framework for decisions concerning the city's multi-modal transportation system, which includes roadway, transit, bicycle, pedestrian, and rail modes of travel. The Circulation Element provides for coordination with the Contra Costa Transportation Authority, which serves as the coordinating agency for transportation funding for Contra Costa County.

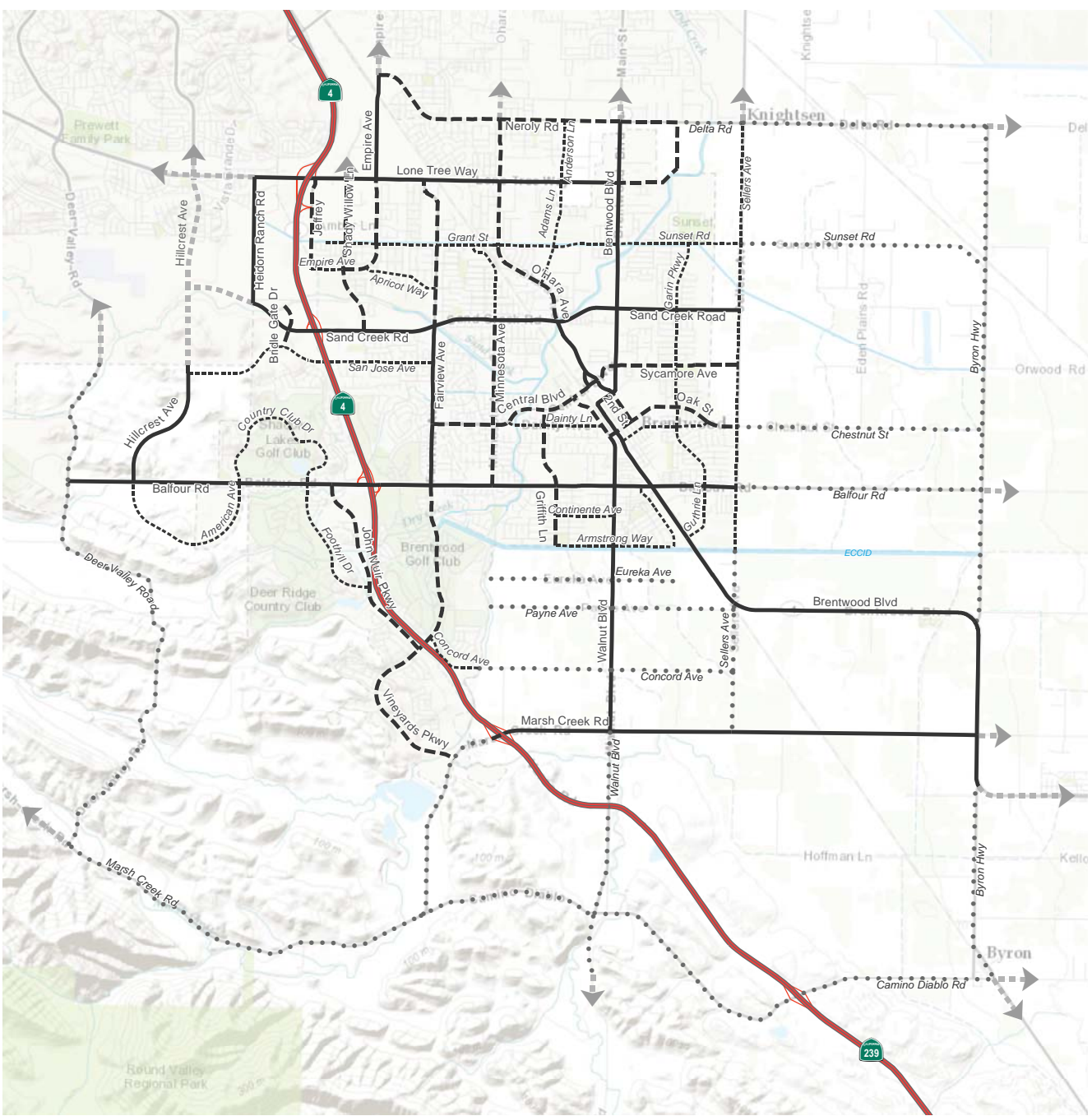
State law (California Government Code Section 65302(b)) mandates that the Circulation Element contain the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, military airports and ports, and other public utilities and facilities, to the extent these items exist in the planning area. As required by California Government Code Section 65302(b), the Circulation Element is correlated closely with the Land Use Element and is related to the Housing, Conservation & Open Space, Noise, and Safety elements.

The Circulation Element reflects the City's desire to provide for complete street, bicycle, and pedestrian facilities. This element considers overall mobility, existing and desired land uses, future street conditions, and mobility for non-automobile users, including safe routes to schools. This element establishes standards that guide development of the transportation system through goals, policies, and actions.






Background information regarding circulation conditions in Brentwood is presented in Chapter 2 of the General Plan Update Existing Conditions Report.

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**Figure CIR-1  
Circulation Diagram**



Sources: ESRI, CCTA, City of Brentwood

-  Freeway
-  Major Arterial (4 or 6 Lanes)
-  Minor Arterial (2 or 4 Lanes)
-  Collector
-  Rural Byway



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## Goals, Policies, and Actions

**Goal CIR 1** Provide a transportation system that facilitates the efficient movement of people and goods within and through the city of Brentwood and promotes the use of alternatives to the single-occupant vehicle

**Policy CIR I-1:** Ensure that the City's circulation network is maintained and improved over time to support buildout of the General Plan in a manner that is consistent with the General Plan Roadways Map.

**Policy CIR I-2:** Ensure that the City's circulation network is a well-connected system of streets, roads, highways, sidewalks, and paths that effectively accommodates vehicular and non-vehicular traffic in a manner that considers the context of surrounding land uses and the needs of all roadway users.

**Policy CIR I-3:** When analyzing impacts to the circulation network created by new development or roadway improvements, consider the needs of all users, including those with disabilities, ensuring that pedestrians, bicyclists, and transit riders are considered at an equal level to automobile drivers.

**Policy CIR I-4:** Maintain the Multimodal Transportation Service Objective (MTSO) standards set forth for designated regional transportation facilities that pass through Brentwood, as identified in the *East County Action Plan for Routes of Regional Significance*, produced by the TRANSPLAN Committee and Contra Costa Transportation Authority (CCTA).

1. Following are the Routes of Regional Significance identified within and surrounding Brentwood by the *East County Action Plan for Routes of Regional Significance*.
  - a. State Route (SR) 4 Bypass
  - b. Balfour Road
  - c. Brentwood Boulevard
  - d. Deer Valley Road
  - e. Fairview Avenue
  - f. Sand Creek Road
  - g. Lone Tree Way
  - h. Oak Street-Walnut Boulevard
  - i. Marsh Creek Road
  - j. Vasco Road
2. Freeway MTSO – The Delay Index should not exceed 2.5 during the peak hour. This applies to SR 4 Bypass freeway segments.
3. Signalized Suburban Arterial Routes – Intersection levels of service should be maintained at LOS D or better.
4. Non-Signalized Rural Roads – Roadway levels of service should be maintained at LOS D or better.



# Figure 7-F!& CCTA Routes of Regional Significance

- East County Regional Routes**
- Designated Route of Regional Significance
  - Proposed Route of Regional Significance
  - Future Route of Regional Significance (Planned/Under Construction - upon completion of construction these become designated regional routes)
  - Other Local Route
- (Source: Transplan)



Source: East County Action Plan for Routes of Regional Significance, CCTA, 2009



- Policy CIR I-5:** Maintain LOS D or better operation at intersections within Brentwood that are not on designated Routes of Regional Significance, and LOS E or better operation at intersections in the Downtown Specific Plan area. At unsignalized intersections, levels of service shall be determined for both controlled movements and for the overall intersection. Controlled movements operating at LOS E or LOS F are allowable if the intersection is projected to operate at LOS C or better overall, and/or if the “Peak Hour” signal warrant outlined in the California Manual on Uniform Traffic Control Devices remains unmet.
- Policy CIR I-6:** Intersections may be exempted from the LOS standards established in Policy CIR I-5 in cases where the City Council finds that the infrastructure improvements needed to maintain vehicle LOS (such as roadway or intersection widening) would be in conflict with goals of improving multimodal circulation, or would lead to other potentially adverse environmental impacts. For those locations where the City allows a reduced motor vehicle LOS or queuing standard, additional multimodal improvements may be required in order to reduce impacts to mobility.
- Policy CIR I-7:** Improve circulation in locations with high levels of congestion, but avoid major increases in street capacities unless necessary to remedy severe traffic congestion on major arterial corridors.
- Policy CIR I-8:** Consider all transportation improvements as opportunities to improve safety, access, and mobility for all roadway users.
- Policy CIR I-9:** Provide high quality regular maintenance for existing and future transportation facilities including streets, sidewalks, and paths.
- Policy CIR I-10:** Maximize the use of matching funding grant sources to provide ongoing maintenance, operation, and management of the City’s circulation network.
- Policy CIR I-11:** Consider roundabouts in lieu of traffic signals where appropriate conditions exist to maximize intersection efficiency, maintain continuous but moderate traffic flow, reduce accident severity, and enhance pedestrian and cyclist circulation.
- Policy CIR I-12:** Maintain and improve critical transportation facilities for emergency vehicle access and emergency evacuation needs.
- Policy CIR I-13:** Maintain a transportation system, consistent with the City Truck Routes Map, which provides truck mobility to serve Brentwood commerce, and supports infrastructure improvements to separate regional goods movement from local circulation.
- Policy CIR I-14:** Work with the California Public Utilities Commission (CPUC) in evaluating the potential to create additional grade separated roadway crossings on the Union Pacific Railroad (UPRR) line through Brentwood.

### ***Level of Service (LOS)***

Level of Service (LOS) is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions.

## 2. CIRCULATION

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### **Transportation Demand Management (TDM)**

Examples of TDM programs may include (but are not limited to) subsidized transit passes, guaranteed ride home, carpool matching, telecommuting, alternative work schedules, car sharing, employer-sponsored vanpools, and preferential parking for carpools and/or low-emission vehicles.

- Policy CIR I-15:** Support the development of rail spurs along the UPRR corridor in appropriate areas with supporting industrial or business park uses.
- Policy CIR I-16:** Work with major employers and higher-education institutions to implement Transportation Demand Management (TDM) programs.
- Policy CIR I-17:** Coordinate with local school districts and colleges to minimize traffic impacts through strategic scheduling of class schedules and major events, implementation of TDM measures, and on-campus parking management.
- Policy CIR I-18:** Consider the impacts of growth in surrounding jurisdictions when designing Brentwood's circulation network, and in particular, the impacts created on the Sellers Avenue corridor by growth in Oakley.
- Policy CIR I-19:** Participate in regional planning efforts for the future SR 239 highway corridor between Brentwood and Interstates 580/205 in Tracy, recognizing that the importance of the route may increase over time as patterns in regional employment and commerce change.

### Actions in Support of Goal CIR 1

Action CIR 1a: *The City shall cooperate with other jurisdictions in Contra Costa County to reduce transportation congestion through the following actions:*

1. *Participate in the Contra Costa Transportation Authority's Growth Management and Congestion Management Programs;*
2. *Continue to serve on the TRANSPLAN Committee;*
3. *Encourage public input into the congestion management planning process;*
4. *Participate in future updates to the East County Action Plan for Routes of Regional Significance;*
5. *Cooperate with CCTA and other jurisdictions in planning for intersections subject to Findings of Special Circumstance; and*
6. *Coordinate with neighboring agencies in efforts to expand regional bicycle, pedestrian, and equestrian networks to meet anticipated demands.*

Action CIR 1b: *Complete the following roadway improvements to maintain the safety and efficiency of the current circulation system, and to support buildout of the General Plan.*

#### *I. BUILDOUT TO CITY LIMITS*

- a) *Lone Tree Way/SR 4 S. Ramps – Reallocate eastbound lanes to two through lanes and two right-turn lanes.*
- b) *Lone Tree Way/O'Hara Boulevard – Widen the westbound approach to include a shared through/right-turn lane. Modify the signal to include a right-turn overlap phase on the eastbound approach.*

- c) *Lone Tree Way/Brentwood Boulevard – Modify signal to provide protected left-turns on the east and west legs. Eastbound: modify to provide left-turn, through, and right-turn lanes, and implement right-turn overlap signal phasing. Westbound: modify to provide a left-turn lane, through lane, and shared through/right-turn lane. Northbound: modify to provide dual left-turn, single through, and single through/right-turn lanes.*
  - d) *Brentwood Boulevard/Grant Street – Modify signal to protected left-turn movements on the east and west legs. Eastbound: modify to provide one left-turn lane and one shared through/right-turn lane. Westbound: widen to provide single left-turn, through, and right-turn lanes.*
  - e) *Sand Creek Road/Fairview Avenue – Widen the northbound approach to add a left-turn lane. Reconfigure the southbound approach to include left-turn, through, and shared through/right-turn lanes.*
  - f) *Fairview Avenue/San Jose Avenue – Reconfigure east and west approaches to include single left-turn and single through/right-turn lanes. Modify signal to protected left-turn phasing on the east and west legs.*
  - g) *Balfour Road/Brentwood Boulevard – Widen to provide an additional northbound left-turn lane and westbound right-turn lane.*
  - h) *Walnut Boulevard between Armstrong Road and Vasco Road – Widen to two lanes in each direction.*
2. *BUILDOUT TO THE PLANNING AREA (improvements in addition to those listed above)*
- a) *Lone Tree Way/Fairview Avenue – Modify signal to provide protected left-turn phasing on the north and south legs.*
  - b) *Lone Tree Way/Brentwood Boulevard – Same improvements as identified above, plus widen the eastbound approach to include a second right-turn lane.*
  - c) *Brentwood Boulevard/Grant Street – same improvements as identified above, plus widen the westbound and southbound approaches to include dual left-turn lanes. Widen the northbound approach to add a right-turn lane. Widen Sunset Road east of the intersection to provide two eastbound lanes, approximately to McHenry Lane.*
  - d) *Sand Creek Road/SR 4 North – Add a second northbound right-turn lane.*

## 2. CIRCULATION

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- e) Sand Creek Road/O'Hara Avenue – Modify signal to provide right-turn overlap phases on the eastbound and westbound approaches.
- f) Balfour Road/Deer Valley Road – Signalize intersection and widen to provide a southbound left-turn pocket.
- g) Balfour Road/American Avenue – Widen to provide a westbound right-turn lane.
- h) Balfour Road/Fairview Avenue – Reconfigure northbound approach to include dual left-turn, single through, and shared through/right-turn lanes.
- i) Balfour Road/Walnut Boulevard – Modify signal to provide an eastbound right-turn overlap phase.
- j) Balfour Road/Brentwood Boulevard – Same improvements as identified above, plus widen the eastbound approach to provide two left-turn lanes, a through lane and a right-turn lane.

The City Traffic Engineer may substitute one or more of the improvements listed above with other improvements deemed to achieve acceptable operation.

### Action CIR 1c:

The Public Works Department shall maintain a systematic pavement management program and identify and prioritize maintenance projects in the City's CIP.

1. Street maintenance should include upkeep and regular cleaning of bicycle routes to remove debris and repair poor pavement conditions that discourage bicycle riding; and
2. The Pavement Management Program data system should address signage and pavement quality throughout the city.

### Action CIR 1d:

As part of the development review process, the Community Development Department and the Public Works Department shall review development projects to ensure that developers:

1. Construct transportation improvements along property frontages when appropriate;
2. Address the project's proportional share of impacts to the City's circulation network through payment of traffic mitigation and other fees;
3. For local project-related circulation impacts requiring improvements that are not included in an adopted impact fee program, either complete the necessary improvements or pay a proportional-share of the cost;
4. Provide for complete streets to the extent feasible, facilitating walking, biking, and transit modes;

- 5. Fund traffic impact studies that identify on-site and off-site project effects and mitigation measures; and
- 6. Provide adequate emergency vehicle access.

Action CIR 1e: Update the City’s Capital Improvement Program (CIP) to include, as appropriate, the roadway improvements necessary to support buildout of the General Plan.

Action CIR 1f: Routinely monitor the performance of the circulation network, optimizing traffic signals and utilizing Intelligent Transportation Systems (ITS) measures where beneficial to maximize efficiency of the existing network on a regular basis.

Action CIR 1g: Provide staff support to regional agencies such as CCTA and Caltrans in the implementation of ITS measures that improve the efficiency of roadway and transit networks in east Contra Costa County.

Action CIR 1h: Ensure regular monitoring of traffic accidents, traffic levels, and intersection capacity to update base data and respond to safety problems and changing conditions. Prioritize locations with high collision rates for safety improvements.

Action CIR 1i: Continually seek opportunities to fund maintenance of and improvements to the circulation network, including the active pursuit by the Public Works Department of a wide range of grant sources overseen by MTC and other agencies.

Action CIR 1j: Establish specific TDM requirements for new development projects and consider making requirements sector-based (e.g., residential, commercial, industrial).

**Complete Street**

A transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, truckers, and motorists, appropriate to the function and context of the facility.

**Goal CIR 2 Proactively support and encourage travel by non-automobile modes by maintaining and expanding safe and efficient pedestrian, bicycle, equestrian, and transit networks**

**Policy CIR 2-1:** Establish and maintain a system of interconnected bicycle, pedestrian, and equestrian facilities that facilitate commuter and recreational travel, and that are consistent with the City’s parks, trails, and recreation goals and policies in this General Plan and the Contra Costa County *Countywide Bicycle and Pedestrian Plan*.

**Policy CIR 2-2:** Routinely incorporate sidewalks and enhanced pedestrian crossing facilities as part of new street construction, and incorporate bicycle facilities on new collector and arterial streets (including bicycle lanes where appropriate, bicycle route and destination signs, and bicycle detection at signals).

**Policy CIR 2-3:** Require development projects to construct on-site sidewalks, paths, and trails in a manner that is consistent with the City’s parks, trails, and recreation goals and policies in this General Plan and the Contra Costa

## 2. CIRCULATION

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County *Countywide Bicycle and Pedestrian Plan*, and as dictated by the location of transit stops and common pedestrian destinations.

- Policy CIR 2-4:** Create an accessible circulation network that is consistent with guidelines established by the Americans with Disabilities Act (ADA), allowing mobility-impaired users such as the disabled and elderly to safely and effectively travel within and beyond the city.
- Policy CIR 2-5:** Recognize that the use of Personal Mobility Devices and Neighborhood Electric Vehicles (NEVs) is likely to increase as the nation's population ages, and design the City's on and off-street circulation network to safely accommodate users of such devices and vehicles.
- Policy CIR 2-6:** Prioritize bicycle and pedestrian safety for students traveling to and from school.
- Policy CIR 2-7:** Support regional efforts to develop Safe Routes to School Programs for schools that serve Brentwood's population.
- Policy CIR 2-8:** Provide secure bicycle racks in places such as the Downtown, at commercial areas, park and ride transit facilities, schools, multiple unit residential developments, and other locations where there is a concentration of residents, visitors, students, or employees.
- Policy CIR 2-9:** Where possible, integrate multi-use path facilities into utility corridor rights-of-way.
- Policy CIR 2-10:** Work with utility providers to reduce or eliminate barriers to pedestrian and bicyclist mobility created by utility infrastructure (such as utility poles that obstruct accessibility).
- Policy CIR 2-11:** Design safe crossings where trails and roads meet.
- Policy CIR 2-12:** Seek opportunities to fund and construct improvements that improve multimodal access to any future mass transit facility (i.e., eBART).
- Policy CIR 2-13:** Coordinate with Tri Delta Transit to increase the coverage areas and frequencies of bus service in Brentwood.
- Policy CIR 2-14:** Ensure that effective linkages are in place between any future mass transit facility (i.e., eBART) and the city's primary activity and employment centers.
- Policy CIR 2-15:** Coordinate with Tri Delta Transit to maintain existing and, where feasible, build new lighted and sheltered seating facilities at bus stops.
- Policy CIR 2-16:** Ensure that adequate lighting and trash disposal is provided at all bus stops.
- Policy CIR 2-17:** Encourage the use of park-and-ride lots and other transit incentives for Brentwood commuters.

### ***eBART***

The eBART Project represents the first phase of a plan to extend rail service into East Contra Costa County. eBART will not be an extension of the BART trains, but will be a supplementary rail service to coordinate with the arrival/departure of BART trains at the Pittsburg/Bay Point Station.

- Policy CIR 2-18:** Work with Tri Delta Transit to identify the need for and locations of additional park-and-ride lots in Brentwood in order to increase the number and length of trips made by transit and carpooling.
- Policy CIR 2-19:** Provide safe and continuous pedestrian, vehicular, and bicycle access at all transit park-and-ride facilities.

### Actions in Support of Goal CIR 2

- Action CIR 2a: Review development applications to ensure compliance with the parks, trails, and recreation goals and policies in this General Plan and the Countywide Bicycle and Pedestrian Plan.
- Action CIR 2b: Review traffic signal timing plans to ensure adequate crossing times for all users at signalized intersections.
- Action CIR 2c: Review all transportation improvements to ensure installation in accordance with current accessibility standards.
- Action CIR 2d: Regularly review transportation corridors to identify barriers encountered by persons with disabilities, including locations with damaged sidewalk surfaces and non ADA-compliant curb cuts and ramps, and address such obstacles in the Capital Improvement Program.
- Action CIR 2e: Continue to include construction of bicycle and pathway facilities in the City's Capital Improvement Program, prioritizing areas where gaps in the current network need to be filled.
- Action CIR 2f: Ensure that bicycle loop detectors are present at traffic signals and clearly identified with stencils.
- Action CIR 2g: Assist and coordinate with Tri Delta Transit in seeking funding to increase transit frequencies on key corridors, increase the hours of transit operation, and expand regular transit service in portions of Brentwood that have no public transit service.
1. New or modified routes that connect the Downtown area with major employment centers and Los Medanos College should be prioritized; and
  2. New or modified routes connecting residential and employment-based uses to any future mass transit facility (i.e., eBART) should be coordinated to initiate with implementation of rail service.
- Action CIR 2h: Coordinate with the Contra Costa Transportation Authority, Contra Costa Health Services, Brentwood Union School District, and Liberty Union High School District to initiate development of Safe Routes to School Programs in Brentwood.
- Action CIR 2i: Monitor national efforts to establish effective multimodal level of service standards for pedestrian, bicycle, and transit modes.
- Action CIR 2j: Issue guidelines and incorporate assessment of multimodal LOS as a routine component of transportation impact analyses once the Public Works Department determines a multimodal LOS methodology that is deemed suitable for application in Brentwood.

**Goal CIR 3    Coordinate circulation facilities with land use and development patterns to create an environment that encourages walking, bicycling, and transit use**

- Policy CIR 3-1:**    Recognize the role of streets not only as vehicle routes but also as parts of a system of public spaces, with quality landscaping, street trees, and bicycle and pedestrian paths.
- Policy CIR 3-2:**    Prioritize high-density and mixed land use patterns that promote transit and pedestrian travel along transit corridors.
- Policy CIR 3-3:**    Design developments to include features that encourage walking, bicycling, and transit use. Design features shall include bus turnouts, transit shelters and benches, and pedestrian access points between subdivisions and between adjacent related land uses.
- Policy CIR 3-4:**    Provide an interconnected street network that provides multiple points of access, discouraging cut-through traffic while maintaining neighborhood connectivity.
- Policy CIR 3-5:**    Encourage local access connections between neighborhood parks and commercial areas by walking as an alternative to short-distance driving.
- Policy CIR 3-6:**    Ensure that the City's adopted street standards reflect a multi-modal focus, including vehicular lane widths that are no wider than necessary to serve the surrounding land use context and accommodate emergency vehicles.
- Policy CIR 3-7:**    Apply the streetscape standards outlined in Brentwood's adopted Specific Plan areas, including those identified in the Downtown Specific Plan and Brentwood Boulevard Specific Plan.
- Policy CIR 3-8:**    Where necessary, emphasize traffic management and calming techniques to control vehicle speeds on residential streets, as well as collector streets within residential developments.
- Policy CIR 3-9:**    Design intersections to provide adequate and safe access for all users including pedestrians, bicyclists, and motorists of all ages and abilities.
- Policy CIR 3-10:**    Require new development to include effective linkages to the surrounding circulation system for all modes of travel, to the extent feasible.

**Actions in Support of Goal CIR 3**

- Action CIR 3a:    *During the development review process, the Community Development Department shall review plans to ensure that projects include an interconnected network of streets and paths that facilitate non-auto modes for shorter trips, and disperse rather than concentrate traffic in residential neighborhoods.*



Action CIR 3b: The Public Works Department shall review plans for new or modified intersections to ensure that the number of vehicle lanes is limited where possible to provide for moderate speeds and pedestrian and bicyclist safety, and that curb extensions are installed where appropriate to reduce driving speeds and shorten pedestrian crossing distances.

Action CIR 3c: The Public Works Department shall review its adopted street standards and update as necessary to achieve balanced roadway configurations that serve all users, and through design help to reinforce appropriate vehicle speeds for the surrounding land use context.

**Goal CIR 4    Ensure that a combination of managed growth and adequate funding mechanisms are in place to complete future improvements on the local and regional circulation networks**

**Policy CIR 4-1:** Ensure that the rate of growth in Brentwood is consistent with the ability to provide adequate transportation services.

**Policy CIR 4-2:** Require new development to contribute its proportional cost of circulation improvements necessary to address cumulative transportation impacts on roadways throughout the city, as well as the bicycle and pedestrian network.

**Policy CIR 4-3:** Include capital projects sponsored by the City and necessary to maintain and improve traffic operations in the five-year Capital Improvement Program (CIP) that is annually reviewed by the City Council. Funding sources for such projects as well as intended project phasing will be generally identified in the CIP.

**Policy CIR 4-4:** Consider funding transportation projects intended to meet or maintain Level of Service standards, to implement the *East County Action Plan for Routes of Regional Significance*, and to provide mitigation for intersections subject to Findings of Special Circumstances through use of Local Road Improvement and Maintenance Funds allocated by the Contra Costa Transportation Authority. In no case will revenue from this source replace private developer funding for transportation projects determined to be required for new development to meet or maintain existing standards.

**Policy CIR 4-5:** Consider amendments to the City's General Plan, Zoning Ordinance, Capital Improvement Program, or other relevant documents to ensure that the *East County Action Plan for Routes of Regional Significance* is implemented and standards on non-regional routes are met.

## 2. CIRCULATION

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### Actions in Support of Goal CIR 4

- Action CIR 4a: *Maintain and routinely update the City's Development Fee Program to cover the cost of mitigating development's share of improvements on non-regional and regional routes, as well as the cost of maintaining Brentwood's identified service and/or performance standards.*
- Action CIR 4b: *As part of the development review process, require new development to mitigate circulation impacts by making improvements to the motorized and non-motorized circulation networks as necessary, and in a proportional manner with an established nexus between the level of impact and required improvements and/or contributions.*
- Action CIR 4c: *Implement specified local actions for the City of Brentwood as identified in the East County Action Plan for Routes of Regional Significance in a timely manner.*
- Action CIR 4d: *Participate in the Contra Costa Transportation Authority's conflict resolution process as needed to resolve disputes related to the implementation of the East County Action Plan for Routes of Regional Significance.*

# 3. COMMUNITY SERVICES AND FACILITIES

## Overview

The City and various local public agencies and districts provide a range of public services that are integral to providing a high quality of life for Brentwood's residents. The Community Services and Facilities Element includes goals, policies, and actions that address the following public services and facilities:

- Parks, Trails, and Recreation Facilities
- Police Services
- Fire Protection Services
- Schools
- Civic, Library, Medical, and Other Community Facilities

While not specifically required by State law for inclusion in the General Plan, the Community Services and Facilities Element is a critical component in meeting the infrastructure and public services needs of businesses and residents.

Background information regarding community services and facilities in Brentwood is presented in Chapters 3.2 through 3.4 of the General Plan Update Existing Conditions Report.

## Goals, Policies, and Actions

**Goal CSF 1 Provide high quality community services and facilities to all residents, businesses, and visitors in Brentwood**

**Policy CSF I-1:** Ensure that new growth and development participates in the provision and expansion of community services and facilities, and does not exceed the City's ability to provide them.

**Policy CSF I-2:** Require new development to demonstrate that the City's community services and facilities can accommodate the increased demand for said services and facilities associated with the project.

**Policy CSF I-3:** Require new development to offset or mitigate impacts to community services and facilities to ensure that service levels for existing users are not degraded or impaired by new development, to the satisfaction of the City.

### Actions in Support of Goal CSF 1

Action CSF 1a: *Require new development to pay its fair share of the cost of on and off-site community services and facilities.*

### 3. COMMUNITY SERVICES AND FACILITIES

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**Goal CSF 2** Maintain a diverse and comprehensive system of high quality parks, trails, recreation facilities, and recreational programs and services that meets the needs of all segments of the community

#### ***Neighborhood Park***

Neighborhood parks serve as the focal point of neighborhood communities, the hub for both physical and social activities in a recreational setting that should be primarily passive. Appropriately designed neighborhood parks act as “pulse points” within the city. They are spaces that develop a sense of place while at the same time evolve to reflect the neighborhood they represent.

#### ***Community Park***

Community parks are generally 15 to 25 acres in size, and include areas for active sports as well as space for family and group activities, such as picnicking. Community parks are larger in size than neighborhood parks and serve to fulfill the active and passive recreational needs of multiple neighborhoods.

**Policy CSF 2-1:** Ensure the provision of sufficient land that is well distributed and interconnected throughout the community for parks, trails, and recreation facilities.

**Policy CSF 2-2:** Achieve and maintain a minimum overall citywide ratio of 5 acres of park land per 1,000 residents.

**Policy CSF 2-3:** Park acreage should be provided in accordance with the following standards:

Neighborhood Park - 3.0 acres per 1,000 residents; and

Community Park - 2.0 acres per 1,000 residents.

**Policy CSF 2-4:** Develop new parks, trails, and recreation facilities through developer fees in areas which are accessible and convenient to the community, prioritizing areas that are lacking these facilities.

**Policy CSF 2-5:** Develop and maintain a system of parks, trails, and recreation facilities to create diverse opportunities for passive and organized recreation.

**Policy CSF 2-6:** Uphold design, construction, implementation, and maintenance standards to ensure high quality parks, trails, and recreation facilities, programs, and services, now and into the future.

**Policy CSF 2-7:** Expand, renovate, and maintain high quality parks, trails, and recreation facilities, programs, and services to accommodate existing and future needs that address traditional and non-traditional recreation, active and passive recreation, wellness, historical, cultural arts, environmental education, conservation, accessibility, inclusion, diversity, safety, and new technology.

**Policy CSF 2-8:** Consider the effects of new development on parks, trails, and recreation facilities, programs, and services, and condition new development appropriately to ensure that the City maintains an adequate inventory and network of facilities and resources.

**Policy CSF 2-9:** Continue to collect development impact fees in order to fund the acquisition of parkland, construction of new facilities and resources, and maintenance of City parks, trails, and recreation facilities. The City shall ensure that park facility impact fees are collected for new development that increases demand for parks, trails, and recreation facilities.

**Policy CSF 2-10:** Actively promote and participate in regional coordination and planning efforts to provide quality parks, trails, and recreation facilities throughout Brentwood and the surrounding areas. The City should emphasize regional coordination to leverage funding, maintenance,

and/or resources to develop a diverse range of regional recreational opportunities.

**Policy CSF 2-11:** Encourage the provision and dedication of parkland within future development projects in order to ensure that the City maintains an extensive network of neighborhood parks that serve all areas of the community.

**Policy CSF 2-12:** Through conditions of approval and/or development agreements, ensure that the development of new parks, trails, and recreation facilities occurs during the infrastructure construction phase of new development projects so that they are open and available to the public prior to completion of the project.

**Policy CSF 2-13:** Promote the development of a diverse network of parks, trails, and recreation facilities that support traditional and non-traditional recreational uses.

**Policy CSF 2-14:** Emphasize and prioritize public outreach and educational programs that inform the community of available parks, trails, and recreation facilities, programs, and services available in order to increase and enhance community use of these facilities, programs, and services.

**Policy CSF 2-15:** Continue the City's current practice of holding public meetings and workshops for community participation and input with respect to the design of new (and/or the renovation of existing) parks, trails, and recreation facilities.

**Policy CSF 2-16:** Encourage community and volunteer efforts to assist in the maintenance and beautification of parks, trails, and recreation facilities in Brentwood.

**Policy CSF 2-17:** Encourage and maintain diverse public access to parks, trails, and recreation facilities to the greatest extent feasible.

**Policy CSF 2-18:** Support recreational activities, events, organized sports leagues, and other programs that serve broad segments of the community.

**Policy CSF 2-19:** Allow parks as a permitted use in all residential land use designations.

#### Actions in Support of Goal CSF 2

Action CSF 2a: *Continuously monitor the condition of parks, trails, and recreation facilities throughout the community and prioritize the rehabilitation of existing facilities that serve the greatest number of residents.*

Action CSF 2b: *Prepare and maintain a parks, trails, and recreation facilities development and funding schedule based on periodic assessments of community needs and the condition of existing facilities.*

Action CSF 2c: *Investigate and pursue a diverse range of funding opportunities for parks, trails, and recreation facilities, including but not limited to, grants, joint use/management strategies, user fees, private sector funding, assessment districts, homeowners' associations, non-profit organizations, funding*

### 3. COMMUNITY SERVICES AND FACILITIES

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*mechanisms for the maintenance of older parks, and management assistance through Federal, State, and regional partnerships.*

Action CSF 2d:

*Develop and maintain a comprehensive Parks and Landscape Standard Plans and Specifications document for parks, trails, and recreation facilities. The Parks and Landscape Standard Plans and Specifications document should address, at a minimum, the following:*

- 1. Facility size and service area;*
- 2. Location;*
- 3. Site characteristics;*
- 4. Basic design elements;*
- 5. Optional design elements;*
- 6. Accessibility standards;*
- 7. Utility and infrastructure requirements; and*
- 8. Maintenance requirements.*

*Development standards shall be included for all types of parks, trails, and recreation facilities, including neighborhood parks, community parks, sports parks, special use parks, trails, natural open space, and detention basins managed by the City.*

Action CSF 2e:

*Conduct periodic assessments of the City's parks, trails, and recreation facilities and provide periodic reports to the City Council. The reports should include an assessment of the condition of existing facilities, a summary of future and pending facility development, recent accomplishments, and a summary of future goals and priorities.*

Action CSF 2f:

*Periodically review, and if necessary update, the City's Parks and Recreation Development Impact Fees in order to ensure that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.*

Action CSF 2g:

*Continuously monitor the rate of development and population growth in Brentwood in order to ensure that the City maintains a minimum overall ratio of 5 acres of parkland for every 1,000 residents.*

Action CSF 2h:

*Implement a wide range of public outreach programs, including the City's website, newsletters, and other emerging communications technologies to keep the public informed about available parks, trails, and recreation facilities, programs, and services.*

Action CSF 2i:

*Conduct periodic public surveys to ascertain the parks, trails, and recreation needs of the community.*

Action CSF 2j: *Prioritize the acquisition and development of a large area of land for a regional type multi-purpose park/recreational facility in Brentwood. The land and facility should accommodate development of a large-scale community park and provide opportunities to attract regional events (i.e., rodeos, carnivals, festivals, etc.).*

Action CSF 2k: *Continue to pursue joint-use of schools and detention facilities to supplement the parks, trails, and recreation needs of the community.*

#### **Goal CSF 3    Maintain a safe community through the provision of high quality police services and crime prevention measures**

**Policy CSF 3-1:**    Ensure that the Police Department has adequate funding, staff, and equipment to accommodate existing and future growth in Brentwood.

**Policy CSF 3-2:**    The City shall strive to maintain a police force level of 1.5 to 2.5 officers per 1,000 population.

**Policy CSF 3-3:**    Promote and support community-based crime prevention programs, as an important augmentation to the provision of professional police services.

**Policy CSF 3-4:**    Emphasize the use of physical site planning as an effective means of preventing crime. Open spaces, landscaping, parking lots, parks, play areas, and other public spaces should be designed with maximum feasible visual and aural exposure to community residents.

**Policy CSF 3-5:**    Promote coordination between land use planning and urban design through consultation and coordination with the Police Department during the review of new development applications.

#### **Actions in Support of Goal CSF 3**

Action CSF 3a:    *Continue to require preparation of an annual Police Department Performance Report, as amended periodically.*

Action CSF 3b:    *In conjunction with the annual Police Department Performance Report, further develop and refine best practices to assess, monitor, and maintain the Police Department's organizational performance goals and monitor police staffing levels. The assessment categories related to adequate police staffing could include but are not limited to:*

- 1. Crime rates;*
- 2. Response times;*
- 3. Clearance rates;*
- 4. Population;*
- 5. Police department workload;*
- 6. Financial resources; and*
- 7. Performance standards.*

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Action CSF 3c: As part of the development review process, consult with the Police Department in order to ensure that the project design facilitates adequate police staffing and that the project addresses its impacts on police services.

Action CSF 3d: Continue to implement community-based police outreach services and programs, including but not limited to, neighborhood watch, volunteers in police service (VIPS), and crime and safety needs of seniors (TRIAD).

#### Goal CSF 4 Ensure the provision of high quality and responsive fire protection services

**East Contra Costa Fire Protection District**

The East Contra Costa Fire Protection District, which was formed in 2002, provides suppression, dispatches emergency services for a 250-mile area, (including Brentwood), and is the second largest fire service area in the County.

**Policy CSF 4-1:** Encourage and support the East Contra Costa Fire Protection District and providers of emergency medical services to maintain adequate staff and equipment to provide high quality and responsive fire protection and emergency medical services to existing and future growth in Brentwood.

**Policy CSF 4-2:** Encourage, and work cooperatively with, the East Contra Costa Fire Protection District and providers of emergency medical services to maintain a three to five minute response time for all emergency response calls within Brentwood.

**Policy CSF 4-3:** Support efforts to improve fire protection and emergency medical services through organizational changes, if such changes would result in a significant improvement in fire protection and emergency medical services provided to Brentwood.

**Policy CSF 4-4:** Design and maintain roadways in such a way so as to maintain acceptable emergency vehicle response times.

**Policy CSF 4-5:** Ensure that new development is designed, constructed, and equipped consistent with the requirements of the California Fire Code in order to minimize the risk of fire.

**Policy CSF 4-6:** Ensure that new development is served with adequate water volumes and water pressure for fire protection.

#### Actions in Support of Goal CSF 4

Action CSF 4a: Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.

Action CSF 4b: As part of the City's existing development review process for new projects, the City will continue to refer applications to the East Contra Costa Fire Protection District for determination of the project's potential impacts on fire protection services. Requirements will be added as conditions of project approval, if appropriate.

Action CSF 4c: If the community experiences a decrease or decline in fire protection service levels, the City should establish a formal fire study program to



review opportunities to improve fire protection services within Brentwood. If established, the fire study program should include, but not be limited to, the following:

1. A public outreach process and educational program to assist in the development of the fire study program;
2. Public input on local fire protection services, funding, and alternatives;
3. Identification of fire response times, service levels, and standards for the proximity of fire stations to urban development that are necessary to provide the City's desired level of fire protection;
4. Opportunities for new and/or additional funding sources for fire protection services;
5. Opportunities for an increased City role in the provision of fire protection services;
6. A range of options and alternatives to improve fire protection services in Brentwood; and
7. Analysis of the financial and logistical feasibility of the establishment of a City fire department or a joint powers authority, if deemed appropriate, consisting of the City and neighboring jurisdictions.

**Goal CSF 5 Enhance the quality of life for all city residents through the provision of cultural and social resources including quality schools, libraries, medical, and other community services and facilities**

- Policy CSF 5-1:** Continue to work cooperatively with the local school districts in order to ensure that adequate facilities and educational opportunities for all students are provided in a timely manner in accordance with the pace of residential development.
- Policy CSF 5-2:** Continue to strongly support and encourage the maintenance of high quality schools and diverse educational opportunities in Brentwood, and work cooperatively with the local school districts to explore all local and state funding sources to secure available funding for new school facilities.
- Policy CSF 5-3:** Support efforts to provide continuing adult education programs.
- Policy CSF 5-4:** Support the provision of high quality civic, library, medical, and other community facilities in order to meet the broad range of needs within Brentwood.

#### **School Districts**

The city of Brentwood is served by the Brentwood Union School District (K-5 elementary schools and 6-8 middle schools) and the Liberty Union High School District (9-12 high schools).

### 3. COMMUNITY SERVICES AND FACILITIES

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- Policy CSF 5-5:** Support efforts by Contra Costa County to provide library services that meet the evolving educational and social needs of Brentwood residents.
- Policy CSF 5-6:** Provide an environment in which community literacy and cultural opportunities are enhanced.
- Policy CSF 5-7:** Pursue additional funding sources for library operations that serve Brentwood.
- Policy CSF 5-8:** Explore opportunities to expand library services and funding to areas within Brentwood.
- Policy CSF 5-9:** Work with health care providers to provide a range of health related facilities in Brentwood to meet the needs of the growing population.
- Policy CSF 5-10:** Promote and expand cultural, historical, and social awareness through museums, cultural heritage projects, and public art.
- Policy CSF 5-11:** Provide responsive and high quality City government services to residents and businesses.
- Policy CSF 5-12:** Continue to maximize public participation in local government actions and maintain excellent levels of City government service.
- Policy CSF 5-13:** Encourage citizen participation at City government meetings, hearings, and workshops.
- Policy CSF 5-14:** Solicit feedback from residents and citizens regarding City-initiated projects, programs, and outreach efforts.
- Policy CSF 5-15:** Provide information related to City services and resources to residents, businesses, and visitors through the City's website and other media, including community bulletin boards, local newspapers, direct mailings, and other appropriate methods.
- Policy CSF 5-16:** Encourage and support the provision of residential care facilities in accordance with State law to meet the needs of existing and future residents.
- Policy CSF 5-17:** Consider the needs of senior and people with disabilities when reviewing future development applications and land use plans.
- Policy CSF 5-18:** Encourage services and programs that meet the unique needs of seniors within Brentwood, including the establishment of medical facilities, transportation options for seniors and people with mobility disabilities, senior centers, and programs that provide for in-home care and aging-in-place.

#### Actions in Support of Goal CSF 5

- Action CSF 5a: Continue to coordinate with the school districts to ensure the adequate provision of school and related facilities to serve existing and future development and support the establishment of a School Facility Master Plan. The City should work with the local school districts to develop criteria for the designation of school sites and consider a range of opportunities available to reduce the cost of land for school facilities. Such opportunities may include, but are not limited to, designating lands as School (SCH) on the General Plan Land Use map when future school sites are identified in the adopted School Facility Master Plan. The City shall encourage the local school districts to comply with City standards in the design and landscaping of school facilities.
- Action CSF 5b: Require new development to pay applicable school facility impact fees and work with developers and the school districts to ensure that adequate school and related facilities will be available.
- Action CSF 5c: Establish review and collaboration procedures to include the local school districts in the development review process. The procedures should establish mechanisms to receive input from the local school districts prior to approval of new development projects in order to explore opportunities to provide new school facility sites in appropriate locations, and ensure that adequate school facilities are available to meet the demands of new development projects.
- Action CSF 5d: Identify partnership opportunities between municipalities, other agencies, and library support organizations to expand library facilities, resources, and/or services.
- Action CSF 5e: Pursue joint-use agreements with schools, social service agencies, cultural institutions, and other community organizations to extend library and other public services to populations that may otherwise not be served.
- Action CSF 5f: Establish an innovative approach to funding cultural, community, and library facilities and/or services, in addition to State and Federal grants and loans. The City should establish mechanisms to allow gifts and dedication of land and facilities by individuals, local businesses, and national corporations.
- Action CSF 5g: Encourage the planning and implementation of a cultural and performance arts program, facilities, and operations.
- Action CSF 5h: Coordinate with local cultural programs, such as the Liberty Union High School District Performing Arts Center, to support their promotion on a regional basis.
- Action CSF 5i: Identify partnership opportunities between the City and local volunteers to undertake projects that educate and inform the public about the City's historical and cultural background.
- Action CSF 5j: Periodically review the Brentwood Municipal Code to ensure that it is consistent with State law in terms of providing for residential care facilities.

### 3. COMMUNITY SERVICES AND FACILITIES

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## 4. CONSERVATION AND OPEN SPACE

### Overview

Natural resources, including open space lands, agricultural lands, waterways, hillsides, scenic views, wildlife habitat, and historical resources form an important part of Brentwood's unique character and represent some of its greatest assets. The Conservation and Open Space Element provides the framework to protect, maintain, and enhance Brentwood's natural resources. The Conservation and Open Space Element balances the overall vision of the General Plan for preserving Brentwood's high living standards, agricultural heritage, and natural resources while simultaneously providing for economic development and balanced growth.

State law requires the General Plan to address open space issues, including the recognition of open space as a valuable resource for its own sake, the coordination of local policies with State and regional policies, and the use of open space to preserve environmentally sensitive natural areas and habitat. California Government Code Section 65560 defines open space lands as being essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, or public health and safety.

As required by State law, the Conservation and Open Space Element addresses the conservation and utilization of open space lands and natural resources, including natural habitats, riparian corridors, special-status species, and soils/hillsides. The Conservation and Open Space Element also addresses the topics of energy conservation, air quality, water quality, and the preservation of cultural and historical resources.

Background information regarding conservation, natural resources, and open space conditions in Brentwood is presented in Chapter 5 of the General Plan Update Existing Conditions Report.

### Goals, Policies, and Actions

**Goal COS 1**    **Ensure the provision and preservation of diverse and accessible open spaces throughout the Brentwood Planning Area**

**Policy COS I-1:**    General Plan land use designations that include agriculture, permanent open space, parks, and similar uses, as well as waterways (i.e., Marsh Creek, Dry Creek, Deer Creek, and Sand Creek), shall be considered open space.

**Policy COS I-2:**    Preserve open space for conservation, recreation, and agricultural uses.

**Policy COS I-3:**    Conversion of open space, as defined under Policy COS I-1, to developed residential, commercial, industrial, or other similar types of uses, shall be strongly discouraged. Undeveloped land that is designated for urban uses may be developed if needed to support economic development, and if the proposed development is consistent with the General Plan Land Use Map.

## 4. CONSERVATION AND OPEN SPACE

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- Policy COS 1-4:** Where possible, integrate open space and stream corridors with trails and other recreational open space in an environmentally sustainable manner.
- Policy COS 1-5:** Recognize urban open space as essential to maintaining a high quality of life within the city limits of Brentwood.
- Policy COS 1-6:** Support regional and local natural resource preservation plans of public agencies that retain and protect open space within the city limits, the Sphere of Influence, and the Planning Area.
- Policy COS 1-7:** Encourage public and private efforts to preserve open space.
- Policy COS 1-8:** Common or private open space that is not City property shall be privately maintained.
- Policy COS 1-9:** Encourage the protection and incorporation of existing, native, mature, non-orchard trees and areas of natural vegetation as part of new development.

### Actions in Support of Goal COS 1

- Action COS 1a: *Review all development proposals involving unincorporated land within the jurisdiction of Contra Costa County, and within or adjacent to the Sphere of Influence or Planning Area, to ensure adequate preservation of community separators and open space resources.*
- Action COS 1b: *Adopt an ordinance that specifies standards and responsibilities for the maintenance of private open space lands within the city limits. The standards should include provisions for public access, habitat management, water quality protection, safety, and aesthetics.*
- Action COS 1c: *Implement a coordinated and cost-effective plan for City management and maintenance of publicly-owned open space within the city limits.*

### **Goal COS 2    Preserve designated agricultural lands in Brentwood's Planning Area**

- Policy COS 2-1:** Support and encourage the preservation of agricultural lands throughout Brentwood's Planning Area, particularly in areas to the south and east of the city limits.
- Policy COS 2-2:** Maintain permanent agricultural lands surrounding the city limits to serve as community separators and continue the agricultural heritage of Brentwood.
- Policy COS 2-3:** Encourage and support programs that create or establish permanent agricultural areas in Brentwood's Planning Area.

- Policy COS 2-4:** Participate in regional planning efforts with agencies and organizations such as Contra Costa County, land trusts, and other regional partners to establish and maintain permanent agricultural areas to the south and east of Brentwood.
- Policy COS 2-5:** Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundary for the City.
- Policy COS 2-6:** Minimize conflicts between agricultural and urban land uses.
- Policy COS 2-7:** Require the use of buffers such as greenbelts, drainage features, parks, or other improved and maintained features in order to separate residential and other sensitive land uses, such as schools and hospitals, from agricultural lands and agricultural operations.
- Policy COS 2-8:** Require new development to have structural setbacks that respect agricultural operations.
- Policy COS 2-9:** Developers shall be responsible for mitigating impacts upon nearby agriculture. Setbacks and buffers shall be provided by the developer and not encroach upon productive agricultural areas.
- Policy COS 2-10:** Limit incompatible uses (i.e., schools, hospitals, and high density residential) near agriculture.
- Policy COS 2-11:** Work with agricultural landowners to improve practices that have resulted in adverse impacts to adjacent properties. Such practices include site drainage and flood control measures.
- Policy COS 2-12:** Promote best management practices in agricultural operations to reduce emissions, conserve energy and water, and utilize alternative energy sources.
- Policy COS 2-13:** Assist agricultural landowners and farmers with a variety of programs aimed at preserving agricultural lands, increasing opportunities for local sales of agricultural products, and increasing access to local commodities markets.
- Policy COS 2-14:** Encourage agricultural landowners in Brentwood's Planning Area to participate in Williamson Act contracts and other programs that provide long-term protection of agricultural lands.
- Policy COS 2-15:** Support the procurement of expanded and additional water rights which provide for contractual supply reliability for agricultural use.

## 4. CONSERVATION AND OPEN SPACE

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**Policy COS 2-16:** Encourage small-scale food production, such as community gardens and cooperative neighborhood growing efforts, on parcels within the city limits, provided that the operations do not conflict with existing adjacent urban uses.

**Policy COS 2-17:** Encourage and support the development of new agricultural related industries featuring alternative energy, utilization of agricultural waste, biofuels, and solar or wind farms.

### Actions in Support of Goal COS 2

Action COS 2a: Continue to implement Chapter 8.01 (Right to Farm) of the Brentwood Municipal Code in order to protect farming uses from encroaching urban uses and to notify potential homebuyers of nearby agricultural operations.

Action COS 2b: Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.

Action COS 2c: Amend Title 17 (Zoning) of the Brentwood Municipal Code to include specific agricultural buffer requirements for residential and sensitive land uses (i.e., schools, day care facilities, and medical facilities) that are proposed near existing agricultural lands in order to protect the associated agricultural operations from encroachment by incompatible uses. Buffers shall generally be defined as a physical separation, depending on the land use, and may consist of topographic features, roadways, bike/pedestrian paths, greenbelts, water courses, or similar features. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of agricultural land.

Action COS 2d: Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.

Action COS 2e: Work with Contra Costa County to establish and implement consistent policies for agricultural lands in Brentwood's Planning Area that prioritize the preservation of agricultural lands and support ongoing agricultural activities.

Action COS 2f: Continue to implement, and periodically review/update as necessary, Chapter 17.730 (Agricultural Preservation Program) of the Brentwood Municipal Code.

Action COS 2g: Continue to implement the Agricultural Enterprise Implementation Plan to assist local farmers with a variety of programs that facilitate infrastructure improvements, business ventures, and other initiatives to grow the agricultural industry in and around Brentwood.

Action COS 2h: Coordinate with groups such as the Agricultural-Natural Resources Trust of Contra Costa County (ANRT), the Brentwood Agricultural Land Trust (BALT), and Harvest Time in Brentwood in order to fund agricultural easements, programs that protect agricultural lands, and programs that provide marketing assistance and economic support to local farmers.



Action COS 2i: Develop a program to provide additional support for agricultural tourism, u-pick farms, and other agricultural activities that serve as a regional draw to Brentwood and enhance its agricultural heritage.

**Goal COS 3 Protect and enhance Brentwood’s ecosystem and natural habitats**

**Policy COS 3-1:** Sensitive habitats include creek corridors, wetlands, vernal pools, riparian areas, wildlife and fish migration corridors, native plant nursery sites, waters of the United States, sensitive natural communities, and other habitats designated by State and Federal agencies.

**Policy COS 3-2:** Preserve and enhance those biological communities that contribute to Brentwood's and the region's biodiversity including, but not limited to, wetlands, riparian areas, aquatic habitat, and agricultural lands.

**Policy COS 3-3:** Focus conservation efforts on high priority conservation areas that contain suitable habitat for endangered, threatened, migratory, or special-status species and that can be managed with minimal interference with nearby urban land uses.

**Policy COS 3-4:** Conserve existing native vegetation where possible and integrate regionally native plant species into development and infrastructure projects where appropriate.

**Policy COS 3-5:** Avoid removal of large, mature trees that provide wildlife habitat or contribute to the visual quality of the environment to the greatest extent feasible through appropriate project design and building siting. If full avoidance is not possible, prioritize planting of replacement trees on-site over off-site locations.

**Special-Status Species**

Special-status species include any species of plant or animal, which is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service, National Marine Fisheries Service, or the CA Department of Fish and Wildlife.

**Actions in Support of Goal COS 3**

Action COS 3a: Require new development, as well as infrastructure projects, long-range planning projects, and other projects, to comply with the requirements of the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan to ensure that potentially significant impacts to special-status species and sensitive resources are adequately addressed

Action COS 3b: Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist.

Action COS 3c: Develop CEQA Thresholds of Significance to assist staff, project applicants, and decision-makers in determining whether a project may have a significant effect on the environment under Section 21082.2 of the California Environmental Quality Act (CEQA).

## 4. CONSERVATION AND OPEN SPACE

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### Goal COS 4 **Protect and enhance water resources in local creeks, riparian habitat, wetlands, the Marsh Creek Watershed, and aquatic habitat**

#### ***Riparian Habitat***

Riparian habitat is the assortment of native plants that occur adjacent to freshwater streams, creeks, and rivers.

#### ***Marsh Creek Watershed***

The Marsh Creek Watershed drains the east side of Mt. Diablo. It covers about 128 square miles of rangeland, farmland, protected parkland, and urban land. The creek flows approximately 30 river miles from its headwaters in Morgan Territory Preserve through Brentwood and Oakley to empty into the Delta at Big Break.

- Policy COS 4-1:** Where feasible, protect and enhance surface water quality in creeks, streams, channels, seasonal and permanent marshland, wetlands, sloughs, riparian habitat, and vernal pools through sound land use planning, community design, and site planning.
- Policy COS 4-2:** Rehabilitate existing channelized waterways, as feasible, to remove concrete linings and allow for a connection with the stream channel and the natural water table. Avoid creating additional channelized waterways, unless no other alternative is available to protect human health, safety, and welfare.
- Policy COS 4-3:** Where feasible, restore existing channelized waterways to a more natural condition. Restoration efforts should provide for naturalized hydraulic functioning. Restoration should also promote the growth of riparian vegetation to effectively stabilize banks, screen pollutants from runoff entering the channel, enhance fisheries, and provide other opportunities for natural habitat restoration.
- Policy COS 4-4:** Require discretionary projects, as well as new flood control and storm water conveyance projects, to integrate best management practices and natural features to the greatest extent feasible, while ensuring that these features adequately convey and control storm water to protect human health, safety, and welfare.
- Policy COS 4-5:** Encourage the use of natural features such as bio swales, vegetation, retention ponds, and other measures to remove storm water pollutants prior to discharge, subject to State regulations.
- Policy COS 4-6:** Where feasible, new development adjacent to creeks and streams should include opportunities for beneficial uses, such as flood control, ecological restoration, public access trails, and walkways.
- Policy COS 4-7:** Consult with State and Federal agencies during the development review process to help identify wetland and riparian habitat that has candidacy for restoration, conservation, and/or mitigation. Focus restoration and/or conservation efforts on areas that would maximize multiple beneficial uses for such habitat.
- Policy COS 4-8:** Conserve riparian habitat along local creeks, including but not limited to Marsh Creek, Deer Creek, Dry Creek, and Sand Creek, in order to maintain water quality and provide suitable habitat for native fish and plant species.
- Policy COS 4-9:** Consider the effects of development on ground and surface water quality, and implement measures to reduce water contamination.

**Policy COS 4-10:** Where feasible, encourage and support multipurpose detention basins that provide water quality protection, storm water detention, open space amenities, and recreational amenities.

### Actions in Support of Goal COS 4

Action COS 4a: *Coordinate with interested public and private entities to create new and expanded public access trails along creeks and streams that connect to parks and open space areas within Brentwood's Planning Area.*

Action COS 4b: *Continue to identify which storm water and drainage facilities are in need of repair and address these needs through the City's Capital Improvement Program.*

Action COS 4c: *Utilize existing regulations and procedures, including but not limited to, the Zoning Ordinance and the environmental review process, in order to conserve wetlands and riparian habitat within the city limits and the Planning Area.*

Action COS 4d: *Coordinate with the California Department of Fish and Wildlife, Contra Costa County, and local watershed protection groups to identify potentially impacted aquatic habitat within Brentwood's Planning Area and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to creeks, streams, and other waterways.*

Action COS 4e: *Continue to implement, and periodically review/update as necessary, Chapter 15.52 (Grading, Erosion and Sediment Control) of the Brentwood Municipal Code. The City shall review projects to ensure that best management practices are implemented during construction and site grading activities, as well as in project design to reduce pollutant runoff into water bodies.*

Action COS 4f: *Explore revising Title 17 (Zoning) of the Brentwood Municipal Code to include standards for creek setbacks and the protection of riparian habitat along creek corridors. The standards should include minimum setback requirements, site design standards, and requirements for the ongoing maintenance of creek and riparian habitat on public and private lands.*

Action COS 4g: *Update the Creek Trails and Revegetation Master Plan. Solicit public input during the preparation of the update, and include outreach efforts to community organizations with knowledge of and interest in key issues associated with local creeks, trails, and habitat restoration.*

Action COS 4h: *Encourage volunteer-based programs that organize community creek restoration and/or clean-up events and provide public education regarding the benefits of city and regional water resources.*

Action COS 4i: *Provide a conservation page (or similar page) on the City's website that provides links to resource agencies (i.e., CDFW, USFWS, USACE, etc.) and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information.*

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### **Goal COS 5 Utilize Brentwood's mineral resources while preserving development and conservation options for the future**

**Policy COS 5-1:** Ensure that areas of mineral resources can be mined while productive and are ultimately reused for urbanization or open space.

**Policy COS 5-2:** Allow resource extraction of gas, oil, and mineral resources as an interim use.

#### Actions in Support of Goal COS 5

Action COS 5a: *Work with property owners to develop reclamation plans for areas with mineral resources.*

Action COS 5b: *Continue to implement, and periodically review/update as necessary, Chapter 17.680 (Oil and Gas Production) of the Brentwood Municipal Code.*

Action COS 5c: *Identify and evaluate areas within Brentwood's Planning Area with potential resource value, including oil, gas, sand, and gravel.*

### **Goal COS 6 Preserve and enhance prehistoric, historic, and cultural resources in and around the Brentwood community**

**Policy COS 6-1:** Protect important historic resources and use these resources to promote a sense of place and history in Brentwood.

**Policy COS 6-2:** Encourage the voluntary identification, conservation, and reuse of historical structures, properties, and sites with special and recognized historic, architectural, or aesthetic value.

**Policy COS 6-3:** Encourage historic resources to remain in their original use whenever possible. The adaptive use of historic resources is preferred, particularly as museums, educational facilities, or visitor-serving uses, when the original use can no longer be sustained. Older residences may be converted to office/retail use in commercial areas and to tourist or business use, so long as their historical authenticity is maintained or enhanced.

**Policy COS 6-4:** Leverage the City's strong cultural and historic heritage to support and encourage historically-oriented visitor programs and heritage tourism through cooperation with local, regional, and State marketing efforts.

**Policy COS 6-5:** Continue to support and promote annual festivals and community events that celebrate Brentwood's cultural heritage.

**Policy COS 6-6:** Encourage and support community art projects, including murals, sculptures, educational programs, and events that highlight Brentwood's cultural and historic heritage.

- Policy COS 6-7:** Review new development projects and work in conjunction with the California Historical Resources Information System to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.
- Policy COS 6-8:** Ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.
- Policy COS 6-9:** Consistent with State, local, and tribal intergovernmental consultation requirements such as SB 18, the City shall consult as necessary with Native American tribes that may be interested in proposed new development and land use policy changes.

### Actions in Support of Goal COS 6

Action COS 6a: *Explore the development of an historic Brentwood program to identify historic resources, encourage landowners to voluntarily preserve and rehabilitate historical structures, and provide a coordinated approach to draw visitors and tourists to these areas.*

Action COS 6b: *Develop guidelines for remodels of potentially historic residential structures to ensure that the character and individuality of such residences is maintained. The guidelines should address:*

- 1. Design styles, age of home, and other criteria to determine applicability of the guidelines;*
- 2. Exterior features that are important and covered by the guidelines (e.g., siding and exterior finishes, windows, doors, roofs, porches, garages, outbuildings, and streetscapes);*
- 3. Standards for modifications and renovation, including the extent of changes that can occur, and*
- 4. Activities that are exempt from the guidelines, such as interior improvements and routine maintenance and repair.*

Action COS 6c: *Collaborate with the Chamber of Commerce and other interested community groups to support and promote community festivals and events.*

Action COS 6d: *Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.*

Action COS 6e: *Require all new development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:*

## 4. CONSERVATION AND OPEN SPACE

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1. *If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Director shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Director; and*
2. *If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Director and the Contra Costa County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director.*

### **Goal COS 7    Protect hillsides and ridgelines from visual impacts and erosion**

**Policy COS 7-1:**    Protect Brentwood's ridgelines (hilltops and steep hillsides) from erosion, slope failure, and development.

**Policy COS 7-2:**    Preserve the topography of Brentwood's hills by discouraging unnecessary leveling/grading activities prior to site-building on hillsides where development is permitted.

**Policy COS 7-3:**    Preserve and protect prominent community views of scenic resources, including Mount Diablo, local hills and ridgelines, and open space areas surrounding Brentwood, and consider community visual access and view corridors when reviewing development proposals.

**Policy COS 7-4:**    Discourage development on hillsides and ridgelines where structures would interrupt the skyline.

#### Actions in Support of Goal COS 7

Action COS 7a:    *Require assessment of critical public views and ridgelines as part of the project review process in order to ensure that projects protect natural resources through proper site planning, building design, and landscaping.*

Action COS 7b:    *Develop and adopt a hillside grading and development ordinance. The ordinance should include standards for slope stability, building heights, lot coverage, ridgeline and site line protection, drainage, revegetation, erosion control, emergency vehicle access, and other standards determined to be applicable by the City.*

### Goal COS 8 Reduce air pollutants and greenhouse gas (GHG) emissions

- Policy COS 8-1:** Improve air quality through continuing to require a development pattern that focuses growth in and around existing urbanized areas, locating new housing near places of employment, encouraging alternative modes of transportation, and requiring projects to mitigate significant air quality impacts.
- Policy COS 8-2:** Minimize exposure of sensitive receptors to concentrations of air pollutant emissions and toxic air contaminants.
- Policy COS 8-3:** Require discretionary projects involving sensitive receptors such as children, the elderly, or people with illnesses that are proposed within 500 feet of the State Route 4 corridor to include an analysis of mobile source toxic air contaminant health risks. The analysis, if necessary, shall identify feasible mitigation measures to reduce health risks to acceptable levels.
- Policy COS 8-4:** Encourage new development or significant remodels to install fireplaces, wood stoves, and/or heaters which meet Bay Area Air Quality Management District (BAAQMD) standards.
- Policy COS 8-5:** Continue to require all construction projects and ground disturbing activities to implement BAAQMD dust control and abatement measures.
- Policy COS 8-6:** Support the development and implementation of a GHG reduction plan, or Climate Action Plan, that addresses and reduces GHG emissions associated with community operations, including but not limited to, mobile sources (vehicle traffic), energy consumption, and solid waste.
- Policy COS 8-7:** Coordinate with Contra Costa County and nearby cities to implement regional GHG reduction plans and consolidate efforts to reduce GHGs throughout the county.
- Policy COS 8-8:** Encourage local businesses and industries to engage in voluntary efforts to reduce GHG emissions and energy consumption.
- Policy COS 8-9:** Preserve, protect, and enhance, as appropriate, the City's carbon sequestration resources, also referred to as "carbon sinks," to improve air quality and reduce net carbon emissions.
- Policy COS 8-10:** Encourage public transit, ridesharing and van pooling, shortened and combined motor vehicle trips to work and services, use of bicycles, and walking. Minimize single passenger motor vehicle use.
- Policy COS 8-11:** Encourage new construction to incorporate passive solar features.

## 4. CONSERVATION AND OPEN SPACE

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### Actions in Support of Goal COS 8

- Action COS 8a: Review all new industrial and commercial development projects for potential air quality impacts to residences and other sensitive receptors. The City shall ensure that mitigation measures and best management practices are implemented to reduce significant emissions of criteria pollutants.
- Action COS 8b: Review development, infrastructure, and planning projects for consistency with BAAQMD requirements during the CEQA review process. Require project applicants to prepare air quality analyses to address BAAQMD and General Plan requirements, which include analysis and identification of:
1. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions;
  2. Potential exposure of sensitive receptors to toxic air contaminants;
  3. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions; and
  4. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.
- Action COS 8c: Prepare and adopt a Climate Action Plan. The Climate Action Plan should include the following components:
1. A baseline greenhouse gas (GHG) emissions inventory;
  2. An adopted GHG emissions reduction target of at least 15% below the business-as-usual projections by 2020;
  3. GHG reductions measures that apply to community wide operations, City operations, and future development projects; and
  4. An implementation and monitoring program.
- Action COS 8d: Work with Contra Costa County and the Bay Area Air Quality Management District to implement programs aimed at improving regional air quality.
- Action COS 8e: Adequate buffers between new industrial uses and sensitive receptors shall be required to avoid potential air quality and nuisance impacts.
- Action COS 8f: Provide a conservation page (or similar page) on the City's website that provides links to resource agencies (i.e., CARB, BAAWMD, EPA, etc.) and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information, including methods for pollution prevention such as reduced air pollutant and greenhouse gas emissions through use of alternative forms of transportation (i.e., bicycling, pedestrian, transit), through reducing wood-burning activities using EPA-certified wood-burning devices, etc.



**Goal COS 9 Promote conservation of energy and other natural resources**

- Policy COS 9-1: Require all new public and privately constructed buildings to meet and comply with the most current “green” development standards in the California Code of Regulations (CCR), Title 24.
- Policy COS 9-2: Support innovative and green building best management practices including, but not limited to, LEED certification for all new development, and encourage project applicants to exceed the most current “green” development standards in the California Code of Regulations (CCR), Title 24, if feasible.
- Policy COS 9-3: Promote the use of alternative energy sources in new development.
- Policy COS 9-4: Incorporate innovative green building techniques and best management practices in the site design, construction, and renovation of all public projects.
- Policy COS 9-5: Promote water conservation among water users.
- Policy COS 9-6: Continue to require new development to incorporate water efficient fixtures into design and construction.
- Policy COS 9-7: Promote the use of reclaimed water and other non-potable water sources.
- Policy COS 9-8: Encourage large-scale developments and golf course developments to incorporate dual water systems.
- Policy COS 9-9: Encourage and support the use of drought-tolerant and regionally native plants in landscaping.
- Policy COS 9-10: Ensure that the layout and design of new development and significant remodels encourages the use of transportation modes other than automobiles and trucks.
- Policy COS 9-11: Continue the citywide recycling program and actively encourage recycling.
- Policy COS 9-12: Continue efforts to reduce solid waste generation throughout the life of the General Plan.
- Policy COS 9-13: Continue to encourage and support the use of bicycles as an alternative means of transportation.

**LEED**

LEED, or Leadership in Energy and Environmental Design, is an internationally-recognized green building certification system.

## 4. CONSERVATION AND OPEN SPACE

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### Actions in Support of Goal COS 9

- Action COS 9a: Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 standards as well as the energy efficiency standards established by the General Plan and the Brentwood Municipal Code.
- Action COS 9b: Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings.
- Action COS 9c: Explore amending the Brentwood Municipal Code to incentivize the use of small-scale renewable energy facilities and, where appropriate, to remove impediments to such uses.
- Action COS 9d: Develop and provide incentives to developers and businesses that use reclaimed water and other non-potable water for landscaping.
- Action COS 9e: Continue to implement Chapter 17.630 of the Brentwood Municipal Code, particularly as it relates to water conservation efforts.
- Action COS 9f: Provide a conservation page (or similar page) on the City's website that provides links to resource agencies and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information, including recycling guidance for single family residences, businesses, and apartments, opportunities for reuse of materials, a description of how to compost, and a description of methods to reduce water use, such as appropriate reuse and recycling of water, water conservation measures, and xeriscaping.
- Action COS 9g: Develop a list of drought-tolerant and native plants appropriate for use in Brentwood and review development projects for adherence to this list.

## 5. ECONOMIC DEVELOPMENT

### Overview

The Economic Development Element seeks to sustain and diversify the city's economy, recognizing the importance of supporting existing and local businesses while broadening and expanding the employment base and economic opportunities within the city. Long-term fiscal sustainability will be supported by economic growth from increasing the range of business, commercial services, and high-quality jobs in the city. Providing a broader economic base is intended to improve the city's economic vitality while increasing access for residents to local goods and services and local employment opportunities.

The Economic Development Element is consistent with the extensive planning efforts recently undertaken through the Downtown Specific Plan and the Brentwood Boulevard Specific Plan to strengthen the Downtown as the economic and cultural center of the city, and to provide increased businesses and enhanced economic development opportunities along the Brentwood Boulevard corridor. The Economic Development Element supports the city's existing economic base and encourages development of additional, complementary jobs-generating uses, particularly along major regional roadways.

The primary comments related to economic development that were received during the General Plan Update Visioning Workshops include: strengthen the local economy through creating adequate high-paying jobs for Brentwood's residents; encourage a more diverse base of industries; attract emerging industries, including green, biotechnical, and medical technologies and equipment; focus on business growth in areas that expand or complement the city's agricultural base; and address expanding commercial and retail options.

The Economic Development Element is not mandated by State law and is therefore considered optional. Background information regarding economic development conditions in Brentwood is presented in Chapter 5 of the General Plan Update Existing Conditions Report.

### Goals, Policies, and Actions

**Goal ED 1      Establish and maintain a healthy, balanced approach to economic development that encourages a diversity of businesses which provide employment, services, and goods**

- Policy ED I-1:**      Attract and retain a variety of economic sectors capitalizing on Brentwood's competitive advantages and strengths, in order to promote a diversity of businesses.
- Policy ED I-2:**      Develop a distinct image for Brentwood that sets it apart from the region.
- Policy ED I-3:**      Strengthen the reputation of City government as service-oriented and business-friendly.
- Policy ED I-4:**      Maintain efficient processing of applications and permits related to economic development, and ensure that no unnecessary obstacles are created.

## 5. ECONOMIC DEVELOPMENT

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### ***Business Climate***

Brentwood's strategic location connects the Bay Area, Tri-Valley, Sacramento Delta, and Central Valley regions. Major cities and universities in the East Bay are accessible from Brentwood, and the city's highly skilled workforce and business-friendly government provide a supportive environment for new businesses.

- Policy ED I-5:** Ensure that adequate sites are available to accommodate a diverse range of businesses, including professional, technical, industrial, retail, and service-oriented, in order to provide goods and services to the region and to provide skilled, high-paying jobs for local residents.
- Policy ED I-6:** Ensure that parcels zoned for industrial, commercial, and other business uses are adequately served, or can be served, by public utilities, transportation access, and services.
- Policy ED I-7:** Establish, as a high priority, the development of public facilities and infrastructure to service proposed major employment centers, including State Route 4 corridor improvements, eBART facilities, and water, sewer, and telecommunications infrastructure.
- Policy ED I-8:** Reserve infrastructure capacity (i.e., sewage treatment plant and water supply) for future targeted employment-generating uses.
- Policy ED I-9:** Encourage regional partnerships between the City, other cities in the region, and various industry organizations (including, but not limited to, East Bay EDA, i-GATE, and the East Bay Leadership Council) in order to pursue regional economic development opportunities and improve relations with private industry.
- Policy ED I-10:** Work with and support local business organizations in order to promote a strong business base through joint business attraction and retention efforts that include marketing and outreach, technical assistance, workforce development, training, and welcome/orientation activities for new businesses.
- Policy ED I-11:** Encourage local programs that expand and enhance the job skills of the Brentwood labor force.
- Policy ED I-12:** Encourage employers to advertise locally to fill new jobs.

### **Actions in Support of Goal ED 1**

**Action ED 1a:** *Continue to implement and update, as necessary, the City's Comprehensive Economic Development Strategy to ensure that targeted industries are regularly reviewed for relevance and to ensure that an overall approach to branding and marketing is identified and carried out.*

**Action ED 1b:** *Maintain City liaison with existing industries to provide direct communications on issues of concern to industry, so as to enhance opportunities to retain existing businesses by effectively responding to concerns, increase opportunities to fill employment vacancies with local job-seekers, and increase local employment opportunities for Brentwood residents.*

- Action ED 1c: *Maintain and improve promotional efforts, including direct marketing, informational brochures, and provision of comprehensive information, including unique characteristics of Brentwood and its labor force, local and regional demographics, market trend and high-demand sector research, business sites available for lease or sale, business lands available for development, and information on working with the City (i.e., permitting process and City programs to assist business).*
- Action ED 1d: *Establish, as a high priority, the development of public infrastructure and facilities that are necessary to serve planned major employment centers (i.e., Sand Creek Road/SR 4, Balfour Road/SR 4, Lone Tree Way/SR 4, Marsh Creek Road/Vasco Road/SR 4, the future Los Medanos College campus, and Walnut Boulevard/Vasco Road), prioritizing improvements based on the near-term development potential of a specific area, and identify infrastructure needs to provide infrastructure and services to targeted employment centers.*
- Action ED 1e: *Explore financing and funding programs, including the establishment of a reserve or set-aside fund, for the advance development of public infrastructure and facilities that are necessary to serve planned major employment centers.*
- Action ED 1f: *Develop a local coalition of support (both public and private) for the construction of improvements to regional roadways, rail transit extensions and facilities, and other alternative transportation systems as a means to attract large-scale employers and regional retail users.*
- Action ED 1g: *Continue coordination with local business organizations in order to encourage on-going efforts to attract new business and support existing businesses.*
- Action ED 1h: *Identify employment training needs of Brentwood residents, and identify compatible job training programs. Training programs should focus on opportunities to place local residents in workforce positions located within Brentwood.*

**Brentwood  
Economic  
Development  
Strategy**

The City's current Economic Development Strategy lists health care, medical device manufacturing, green industries, agricultural enterprises, retail, professional, and business services, educational services, and machinery and short-run manufacturing as key industry clusters for future jobs generation.

**Goal ED 2 Attract economic growth across a broad spectrum that includes industries well-suited to Brentwood's workforce, location, and other attributes**

- Policy ED 2-1:** Attract targeted commercial, industrial, and office development while encouraging a diversity of employment opportunities including jobs in agriculture, retail, professional, services, manufacturing, and skilled trades.
- Policy ED 2-2:** Promote continued agricultural uses and encourage attraction and expansion of agricultural support industries, including research, processing, distribution, manufacturing, shipping, and assembly of agricultural products and by-products, with an emphasis on supporting regional agriculture.

## 5. ECONOMIC DEVELOPMENT

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- Policy ED 2-3:** Assist efforts to attract new industries and businesses that develop new products and expand markets, particularly those that involve research and development of agricultural, food, green, medical, and/or technological products.
- Policy ED 2-4:** Support initiatives to position Brentwood as a hub for agri-tourism activities related to agricultural production in the surrounding area, including marketing and branding efforts, farmers' markets, farm stands, u-pick operations, and other on-site produce sales and agriculture-themed special events.
- Policy ED 2-5:** Ensure that an adequate inventory of vacant industrial, commercial, office, and business park land is designated, zoned, and maintained for targeted employment-generating uses.
- Policy ED 2-6:** Attract high-quality health care, education, and other services to ensure that residents can use local businesses and services for their everyday needs.
- Policy ED 2-7:** Encourage development that accommodates services necessary for the local residential and business communities, including real estate brokerages, legal, engineering, lending, and other similar sectors.
- Policy ED 2-8:** Encourage regional-serving retail uses, including higher-end department stores and discount department stores.

### Actions in Support of Goal ED 2

- Action ED 2a: *Through market research and business outreach efforts, identify target industries and businesses and create a marketing program to actively solicit and bring a diverse range of companies to Brentwood. Potential target industries include health care, medical device manufacturing, solar, energy-based, and green/clean-tech industries, agricultural enterprises, retail, professional and business services, educational services, and machinery and short-run manufacturing.*
- Action ED 2b: *Periodically review and update the Zoning Ordinance to ensure that the appropriate land use designations can accommodate the space needs for new and emerging technologies and research and development uses, such as production, testing, and laboratory areas.*
- Action ED 2c: *Identify tax incentives, bonds, assistance programs, and other benefits to attract a desirable, diverse range of companies to Brentwood.*
- Action ED 2d: *Work with the business and development community to attract private investment to priority development sites, utilizing incentives such as land write-downs, site preparation, low interest loans, and public improvements.*
- Action ED 2e: *Annex new commercial, industrial, and jobs-generating areas as needed to provide inventory for several years' growth.*

Action ED 2f: *Develop regional partnerships with neighboring cities, the county, and local agricultural operators to create a marketing and branding strategy that is aimed at increasing agri-tourism and the sale of locally grown agricultural products.*

**Goal ED 3 Encourage the retention and expansion of the city’s existing businesses and encourage start-up and home-based businesses by Brentwood residents**

- Policy ED 3-1: Support the retention of existing businesses through strategically locating new business areas in order to support, or not significantly detract from, existing business areas and to maximize market potential.
- Policy ED 3-2: Ensure that the application and permitting process for expansion or improvements to existing businesses is user-friendly.
- Policy ED 3-3: Encourage micro-enterprises, entrepreneurial ventures, and home-based businesses in Brentwood.
- Policy ED 3-4: Encourage the revitalization of existing shopping centers and business areas that need maintenance or updating.
- Policy ED 3-5: Publicize improvement and revitalization activities as a means to encourage the maintenance and improvement of existing businesses, in order to maintain and attract more private investment to existing business areas.
- Policy ED 3-6: Reduce the commuting patterns of Brentwood residents by striving to achieve and maintain a balanced citywide ratio of 1.5 jobs per household.
- Policy ED 3-7: Improve infrastructure in the Brentwood Boulevard Specific Plan area, including roads, sewer, water, and utility services.

**Home-Based, Start-Up, and Micro-Enterprise**

Start-ups, home-based businesses, and micro-enterprise are important components of the local economy. These types of businesses accommodate a broad range of skill levels and interests. Home-based businesses typically do not require significant real estate investment, which reduces start-up costs.

**Actions in Support of Goal ED 3**

Action ED 3a: *Develop City liaison with existing industries to provide direct communications on issues of concern to industry, so as to enhance opportunity to retain existing businesses by effectively responding to concerns.*

Action ED 3b: *Enhance the appearance of declining retail space in the Downtown and Brentwood Boulevard Specific Plan area by providing incentives to property owners and businesses wishing to upgrade their appearance.*

Action ED 3c: *Periodically review the Zoning Ordinance to ensure that there are no unnecessary impediments to improvements of existing businesses, establishment of home-based and start-up businesses, or development of co-working spaces and small business incubators.*

## 5. ECONOMIC DEVELOPMENT

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Action ED 3d: Regularly review the need for various loan programs to help merchants fix stores and facades and for businesses to improve public frontages and apply for available Federal, State, and other grant and loan programs, where appropriate and feasible, that would assist Brentwood businesses with improvements and expansion.

Action ED 3e: Support local programs that offer technical assistance to local business owners, including seminars, marketing, consulting, and other key services.

**Goal ED 4 Emphasize Downtown as the thriving central gathering area of Brentwood that reflects the city's unique character and heritage, and provides for a range of retail uses, services, and public areas**

### ***Downtown Specific Plan***

The Downtown Specific Plan (DSP) provides for the coordination of public and private investment in order to fulfill identified objectives for the Downtown area. The DSP area consists of approximately 205 acres within the city's historic center.

Development throughout the DSP core area is intended to focus on small-scale buildings with ground-floor commercial or office uses and primarily residential uses on the upper floors in order to create a vibrant, walkable community core.

**Policy ED 4-1:** Continue to implement the Downtown Specific Plan, including standards for land use, public spaces, traffic circulation, and building design, which affirm the unique character (i.e., pedestrian-oriented, historic feel, local shops, and businesses) of Downtown.

**Policy ED 4-2:** Prioritize a diversity of retail and resident-oriented service uses to facilitate pedestrian storefront shopping in the Downtown.

**Policy ED 4-3:** Ensure that there is adequate connectivity, including pedestrian and transit, to the Downtown.

**Policy ED 4-4:** Encourage development projects and activities in the Downtown that are distinctive, designed to reflect Brentwood's history, and include components that promote a sense of place, either through providing public spaces, venues for community activities, or community art.

**Policy ED 4-5:** Encourage social activity in the Downtown through providing parks, community gathering areas, and other indoor and outdoor venues to encourage and support community activities and events (i.e., the Farmers' Market, Downtown evening events, concerts, art shows, festivals, and cultural events), and providing small public areas for casual meetings and relaxation.

**Policy ED 4-6:** Promote City Park and the Brentwood Community Center as attractions and integral parts of the Downtown.

**Policy ED 4-7:** Encourage the historic conservation and/or preservation of existing structures with recognized historical value.

### **Actions in Support of Goal ED 4**

Action ED 4a: Periodically review and update, as necessary, the Downtown Specific Plan to ensure that its implementation is meeting the City's goals for Downtown and that it ensures the desired unique characteristics of Downtown.



**Goal ED 5** Recognize the importance of local creeks, waterways, and recreational opportunities in providing a desirable environment for businesses and providing tourism and recreation opportunities

**Policy ED 5-1:** Ensure that public, residential, and non-residential developments locating along local creeks, waterways, and open space are designed to include these natural features as an attraction and amenity, while also providing for their conservation where appropriate.

**Policy ED 5-2:** Encourage the growth of recreation and tourism activities within the greater east Contra Costa County area.

**Policy ED 5-3:** Encourage and support Delta water activities that may be served by Brentwood businesses.

*Note: Policies and actions related to the protection and enhancement of creek corridors are provided in the Conservation and Open Space Element.*

**Goal ED 6** Position Brentwood to attract a high quality labor force and companies that are seeking top talent through providing an attractive, enjoyable, and close-knit community

**Policy ED 6-1:** Strive for high quality in all types of development.

**Policy ED 6-2:** Provide high quality public amenities, including parks, community facilities, and other public infrastructure.

*Note: Policies and actions supporting high-quality community design, amenities, and infrastructure are provided in the Land Use, Community Services and Facilities, and Infrastructure Elements.*

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## 6. FISCAL SUSTAINABILITY

### Overview

The Fiscal Sustainability Element presents goals, policies, and actions relating to the City's long-term financial health and prosperity. The ability of the City to provide services such as police protection, parks, recreation, code enforcement, planning, and public works is dependent on the City collecting adequate revenues.

Brentwood's economic development and fiscal vitality are inter-dependent. A vital local economy ensures that private investment is taking place in the community while generating needed tax revenues to support public services and facilities. When local government is adequately financed, it can in turn provide the infrastructure, planning, and services essential for maintaining a high quality of life and environment where businesses can prosper.

The Fiscal Sustainability Element is not mandated by State law and is therefore considered to be optional. A description of existing fiscal conditions is provided in Chapter 1.4 of the General Plan Update Existing Conditions Report and in Chapter 3.1 of the General Plan Update Land Use Alternatives Report.

### Goals, Policies, and Actions

**Goal FI 1**      **Maintain a balanced land use plan and a diversified, stable, and self-sustaining revenue base in order to generate the resources necessary to sustain essential and desired City services**

- Policy FI 1-1:**      Ensure that the City's revenue base is not overly dependent on any one land use designation or any single revenue source.
- Policy FI 1-2:**      Ensure a balanced land use plan that will provide for a broad revenue base, including sales and property tax.
- Policy FI 1-3:**      New or expanded services should support the priorities reflected in the General Plan.
- Policy FI 1-4:**      User fees should be used to recover the cost of services that benefit specific segments of the community.
- Policy FI 1-5:**      Maintain competitive rates for City services and for fees charged for the use of community resources.
- Policy FI 1-6:**      Require that revenues generated by development be sufficient to cover the costs incurred by the City to provide infrastructure and public services to such development.
- Policy FI 1-7:**      Recover the direct and indirect costs of providing services and facilities through a combination of fees, exactions, and other methods based on an evaluation of long-term economic benefits and in a manner consistent with cost recovery goals established by the City Council.

## 6. FISCAL SUSTAINABILITY

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- Policy FI I-8:** Funds for the replacement of City assets originally paid for by a developer should be included in the Capital Improvement Program and the appropriate City fund.
- Policy FI I-9:** Develop and implement a residential growth management program that focuses on funding infrastructure which is directly linked to job creation.
- Policy FI I-10:** Encourage new development in areas where the City has existing public service capacity that new development can utilize, while expanding the tax base.
- Policy FI I-11:** Encourage new development in areas where it has the potential to catalyze reinvestment and revitalization of existing development.

### Actions in Support of Goal FI 1

- Action FI Ia: *Annually review and adjust user fees to ensure that they reflect the full cost (or the percentage of full cost as approved by the City Council) of providing services.*
- Action FI Ib: *Require development projects to prepare a fiscal analysis of potential effects on the City's revenue generation and cost of services, when the City Treasurer determines there is potential for significant negative fiscal impacts, and condition project approval upon establishment of revenue enhancement mechanisms if necessary to prevent adverse fiscal impacts.*
- Action FI Ic: *Regularly review the City's Comprehensive Economic Development Strategy and the Land Use Element, using the City's Fiscal Model to forecast potential development outcomes, to ensure that the strategy provides an adequate employment and revenue base.*
- Action FI Id: *Consider annexation of targeted jobs-generating areas, reviewing and ensuring that any annexation provides a fiscal benefit to the City.*
- Action FI Ie: *Investigate and implement, where appropriate, new revenue sources, particularly those which will not add to the tax or fee burden of residents or businesses.*
- Action FI If: *Develop and implement a residential growth management program to ensure that jobs-related impacts created by new residential growth are addressed in the form of providing appropriate funding for infrastructure that is directly linked to job creation.*
- Action FI Ig: *Identify areas with existing public service capacity and prioritize for development.*
- Action FI Ih: *Provide appropriate incentives for infill and redevelopment projects that have the potential to revitalize existing neighborhoods or commercial areas.*

**Goal FI 2      Budget and make financial decisions over a 10-year planning horizon in order to ensure the long-range fiscal prosperity of Brentwood**

- Policy FI 2-1:**      Adopt an operating budget that funds current year operating expenditures with current year revenues. One-time revenues should not be relied upon to fund recurring operating costs.
- Policy FI 2-2:**      Continue to use the General Fund Fiscal Model as part of the annual budget process, with adjustments as necessary to address changing conditions and priorities.
- Policy FI 2-3:**      Surplus fund balances (those in excess of minimum reserves established in the City's formal reserve policies) may be used to increase reserves, fund projects that are identified in the Capital Improvement Program, including projects necessary to make high priority areas for future employee-generating uses ready for development, and/or be carried forward to fund future operating budgets to ensure fiscal stability. Consider investment options for surplus, set-aside, and reserve funds that will generate a return on investment in terms of future revenue increases.
- Policy FI 2-4:**      Utilize the Pension/Other Post-Employment Benefits Obligation Fund to offset rising pension and retiree medical costs in the short or immediate term. Structural budget deficits beyond the scope or capacity of the Pension/Other Post-Employment Benefits Obligation Fund (i.e., budget shortfalls expected to extend beyond the two-year budget horizon) should be corrected through adjustments in service standards, use of new service delivery strategies, or other mechanisms to bring long-term costs in line with anticipated ongoing revenues.
- Policy FI 2-5:**      Maintain and regularly review the targeted reserve levels to ensure that the reserve set-aside goals and amounts are appropriate to cover reasonably foreseeable emergencies and economic declines and to determine whether alternative uses, such as funding for facilities and services necessary to attract major business, would be appropriate for surplus reserves or surplus funds.
- Policy FI 2-6:**      Discourage the use of long-term debt for current operations.
- Policy FI 2-7:**      Continue to budget and plan for changes in legislation that may increase the City's operating costs, including employee-related costs and costs of providing services.
- Policy FI 2-8:**      Major financial decisions and long-term plans should be made in the context of the General Fund Fiscal Model, considering conservative and reasonable growth scenarios and potential factors that could result in decreased revenues or increased costs to the City associated with the provision of services.

- Policy FI 2-9:** Develop and implement a performance-based budgeting system in order to ensure that all programs and services provide decision-makers with data on accurate measures of key successes of services, products, and product costs, and motivation to continuously improve overall productivity, cost effectiveness, and quality of service.
- Policy FI 2-10:** All competing requests for City resources should be weighed within the formal annual budget process.
- Policy FI 2-11:** Design and maintain capital improvements to assure cost efficiency and implement measures to minimize or reduce future operating and maintenance costs.
- Policy FI 2-12:** Utilize the services of volunteers in areas where it is economically feasible and will not result in reductions in the quality of services.

### Actions in Support of Goal FI 2

- Action FI 2a: *Update the General Fund Fiscal Model as necessary to address desired level of service standards, changes in land use and growth projections, changes in employee compensation costs, and projected changes in revenue sources.*
- Action FI 2b: *Annually review the City's various fee programs to ensure that future demand levels and necessary improvements and facilities to provide adequate service levels are addressed.*
- Action FI 2c: *Regularly review established level of service standards and performance measures, identifying potential methods for streamlining services and reducing costs while maintaining desired levels of service.*
- Action FI 2d: *Review methods to address unfunded liabilities, including those associated with City employees and retirees.*

## 7. GROWTH MANAGEMENT

### Overview

Growth management is the use of a wide range of techniques to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. A growth management system is commonly organized into a set of goals, objectives, policies, and performance standards that guide the physical development of a community.

Growth management systems promote a variety of environmental, social, and economic goals, including balancing the service costs and revenues associated with development; protecting environmental and aesthetic qualities; encouraging the efficient use of land, water, and energy resources; preserving community identity; and protecting the economic base of the community.

The Growth Management Element is part of the General Plan because the City wants to ensure orderly and fiscally sustainable growth, while maintaining high levels of public services and infrastructure, and because Contra Costa County voters approved a 0.5% sales tax increase in November 1988, commonly known as “Measure C,” that includes both Transportation Improvement and Growth Management Programs (GMP). The overall goals of the Measure C program are:

- To relieve congestion created by past development through road and transit improvements funded by the proceeds of the sales tax increase; and
- To prevent future development decisions from resulting in the deterioration of public services and unacceptable traffic performance standards.

To be eligible for its share of revenue generated under Measure C, the City of Brentwood must commit itself, as a matter of public policy, to carrying out the following objectives:

- Manage congestion by adopting and applying traffic service standards for streets, roads, and Regional Routes; and
- Adopt policies for fire protection, police, parks, water, flood control, and sanitary sewer service level standards that will be met as the city grows.

The City of Brentwood continues to demonstrate a commitment to growth management while providing adequate levels of public services. This commitment is demonstrated through adoption of the Growth Management Element, which conforms to Measure C (Contra Costa Transportation Improvement and Growth Management Program) and Proposition III, a State measure that provides funding to local governments on the basis of compliance with the Congestion Management Program (CMP).

In Contra Costa County, the CMP requirements have been incorporated into the Action Plan for East Contra Costa County. Brentwood is participating in the preparation of the Action Plan for East Contra Costa County along with the cities of Antioch and Pittsburg, as well as Contra Costa County.

The key objective of the Action Plan is to maintain levels of service for roads and other public facilities. Failure to meet established standards could result in a reduced level of funding from Measure C and State sources.

## 7. GROWTH MANAGEMENT

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In November 2004, voters in Contra Costa County extended the Measure C sales tax until 2034 through the passage of Measure J. While this new measure retained many of the components of the Measure C GMP, some changes were made, most notably the requirement for the adoption of an Urban Limit Line (ULL) for each jurisdiction.

At its January 8, 2008 meeting, the City Council adopted the Contra Costa County Measure L Voter-Approved Urban Limit Line (Resolution No. 2008-3) as the City of Brentwood's Urban Limit Line, which was approved by the majority of Brentwood voters in November 2006. This Urban Limit Line for Brentwood is hereby incorporated within the City's Growth Management Element, and the configuration is as shown in the Land Use Element (Figure LU-3). Any changes to the ULL must be completed in accordance with City Council Resolution No. 2008-3 and consistent with the provisions of Measure J. As with Measure C, compliance with Measure J requires the City to continue to participate in the regional fee program (ECCRFFA & ECFA) and collect regional fees for improvements to regional routes (SR 4 Bypass and SR 4).

The concept of growth management, including the provision of high quality public services and infrastructure, is addressed throughout the General Plan. For example, the Circulation Element includes numerous requirements to ensure that the roadway system in and around Brentwood will meet applicable level of service (LOS) standards, including LOS standards on Routes of Regional Significance identified by the Contra Costa Transportation Authority (CCTA). The Infrastructure Element includes provisions to ensure that future development projects pay their fair-share towards necessary infrastructure improvements, and do not result in adverse impacts to existing development. The Community Services and Facilities Element includes a wide range of policies and actions to ensure the provision of high quality public services, including police, fire, parks, and other governmental services.

The Growth Management Element meets the requirements of Measure C and Measure J, and identifies the applicable General Plan policies and actions that would ensure compliance with local and regional growth management objectives.

### Goals, Policies, and Actions

**Goal GM 1 Provide, improve, and maintain adequate public facilities, infrastructure, and service levels as Brentwood grows**

#### Parks, Trails, and Recreation Facilities

The following General Plan policies and actions would ensure the provision of high quality parks, trails, and recreation facilities:

**Policies:** CSF 1-1, CSF 1-2, CSF 1-3, CSF 2-1, CSF 2-2, CSF 2-3, CSF 2-4, CSF 2-6, CSF 2-7, CSF 2-8, CSF 2-9, CSF 2-10, CSF 2-11, CSF 2-12, CSF 2-13, and CSF 2-19.

**Actions:** CSF 1a, CSF 2a, CSF 2b, CSF 2c, CSF 2d, CSF 2e, CSF 2f, CSF 2g, CSF 2j, and CSF 2k

#### Police Services

The following General Plan policies and actions would ensure the provision of high quality police services:



**Policies:** CSF 1-1, CSF 1-2, CSF 1-3, CSF 3-1, CSF 3-2, CSF 3-3, CSF 3-4, and CSF 3-5.

**Actions:** CSF 1a, CSF 3a, CSF 3b, CSF 3c, and CSF 3d.

### Fire Protection Services

The following General Plan policies and actions would ensure the provision of high quality fire protection services:

**Policies:** CSF 1-1, CSF 1-2, CSF 1-3, CSF 4-1, CSF 4-2, CSF 4-3, CSF 4-4, CSF 4-5, and CSF 4-6.

**Actions:** CSF 1a, CSF 4a, and CSF 4b.

### Schools

The following General Plan policies and actions would ensure the provision of high quality school services:

**Policies:** CSF 1-1, CSF 1-2, CSF 1-3, CSF 5-1, CSF 5-2, and CSF 5-3.

**Actions:** CSF 1a, CSF 5a, CSF 5b, and CSF 5c.

### Water Supply, Storage, and Distribution

The following General Plan policies and actions would ensure the provision of a high quality and reliable water supply, storage, and distribution system:

**Policies:** IF 1-1, IF 1-2, IF 1-3, IF 1-4, IF 1-5, IF 1-6, IF 2-1, IF 2-2, IF 2-3, IF 2-4, IF 2-5, and IF 2-6.

**Actions:** IF 1a, IF 1b, IF 1c, IF 1d, IF 1e, IF 1f, IF 1g, IF 2a, IF 2b, and IF 2c.

### Wastewater Collection and Treatment

The following General Plan policies and actions would ensure the provision of a high quality and reliable wastewater collection and treatment system:

**Policies:** IF 1-1, IF 1-2, IF 1-3, IF 1-4, IF 1-5, IF 1-6, IF 3-1, and IF 3-2.

**Actions:** IF 1a, IF 1b, IF 1c, IF 1d, IF 1e, IF 1f, IF 1g, IF 3a, and IF 3b.

### Storm Drainage and Flood Control Facilities

The following General Plan policies and actions would ensure the provision of high quality and reliable storm drainage and flood control facilities:

**Policies:** IF 1-1, IF 1-2, IF 1-3, IF 1-4, IF 1-5, IF 1-6, IF 4-1, IF 4-2, IF 4-3, IF 4-4, IF 4-5, SA 2-1, SA 2-2, SA 2-3, SA 2-4, SA 2-5, SA 2-6, SA 2-7, SA 2-8, SA 2-9, SA 2-10, SA 2-11, and SA 2-12.

**Actions:** IF 1a, IF 1b, IF 1c, IF 1d, IF 1e, IF 1f, IF 1g, SA 2a, SA 2b, SA 2c, SA 2d, SA 2e, and SA 2f.

### Roadway and Circulation Network Facilities and Operations

The following General Plan policies and actions would ensure that local and regional roadways and circulation network facilities are adequately funded and operate at acceptable levels of service:

**Policies:** CIR 1-1, CIR 1-2, CIR 1-4, CIR 1-5, CIR 1-6, CIR 1-7, CIR 1-9, CIR 1-10, CIR 1-13, CIR 1-16, CIR 1-17, CIR 1-18, CIR 1-19, CIR 4-1, CIR 4-2, CIR 4-3, CIR 4-4, and CIR 4-5.

**Actions:** CIR 1a, CIR 1b, CIR 1c, CIR 1d, CIR 1e, CIR 1f, CIR 1g, CIR 1i, CIR 1j, CIR 4a, CIR 4b, CIR 4c, and CIR 4d.

**Goal GM 2**     **Maintain a balanced land use plan and a diversified, stable, and self-sustaining revenue base in order to generate the resources necessary to sustain essential and desired City services**

The following General Plan policies and actions would ensure that Brentwood maintains a fiscally sustainable approach to the funding of City services and infrastructure, and can continue to fund, deliver, and implement high quality public services, facilities, and infrastructure.

**Policies:** FI 1-1, FI 1-2, FI 1-3, FI 1-4, FI 1-5, FI 1-6, FI 1-7, FI 1-8, FI 1-9, FI 1-10, and FI 1-11.

**Actions:** FI 1a, FI 1b, FI 1c, FI 1d, FI 1e, FI 1f, FI 1g, and FI 1h.

## 8. INFRASTRUCTURE

### Overview

The City provides a range of infrastructure and utilities services that are integral to providing a high quality of life for Brentwood's residents. The Infrastructure Element includes goals, policies, and actions that address the following infrastructure services and facilities:

- Water Supplies
- Sewer Services
- Storm Drainage Infrastructure
- Solid Waste Disposal

While not specifically required by State law for inclusion in the General Plan, the Infrastructure Element is a critical component in meeting the infrastructure and utility services needs of businesses and residents.

A description of infrastructure services and system conditions is provided in Chapter 3.1 of the General Plan Update Existing Conditions Report.

### Goals, Policies, and Actions

**Goal IF 1      Maintain and improve Brentwood's infrastructure to provide high-quality services and protect health and safety**

- Policy IF 1-1:**      Provide adequate public infrastructure (i.e., street, sewer, water, and storm drain) to meet the needs of existing and future development.
- Policy IF 1-2:**      Require development, infrastructure, and long-term planning projects to be consistent with all applicable City infrastructure plans, including the Water Master Plan, the Wastewater Master Plan, and the Capital Improvement Program.
- Policy IF 1-3:**      Require all development projects to mitigate their infrastructure service impacts or demonstrate that the City's infrastructure, public services, and utilities can accommodate the increased demand for services, and that service levels for existing users will not be degraded or impaired.
- Policy IF 1-4:**      Require new development projects to develop comprehensive infrastructure plans for City review and approval as part of an application submittal.
- Policy IF 1-5:**      When appropriate, require development projects to install off-site infrastructure subject to the City's Development Fee Program.
- Policy IF 1-6:**      Prioritize infrastructure improvements to areas identified for economic growth in the next 5-10 years.
- Policy IF 1-7:**      Require the payment of impact fees for all new development.

### Actions in Support of Goal IF 1

- Action IF 1a: Periodically review and update the various City master plans for the provision and/or extension of public services to serve existing and future development. These plans include, but are not limited to, the Water Master Plan, the Wastewater Master Plan, and the Capital Improvement Program.
- Action IF 1b: Develop and regularly update a comprehensive plan which establishes priorities and corrects existing inadequacies in the City's infrastructure system.
- Action IF 1c: As part of the development review process, determine the potential impacts of development and infrastructure projects on public infrastructure, and ensure that new development contributes its fair share toward necessary on and off-site infrastructure, as described in the Growth Management Element of the General Plan.
- Action IF 1d: Through development review, ensure that infrastructure is adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.
- Action IF 1e: Identify and apply for Federal, State, and regional funding sources set aside to finance infrastructure costs.
- Action IF 1f: Develop and regularly update a comprehensive financing plan to accommodate the construction of master planned infrastructure.
- Action IF 1g: Periodically update the City's website to ensure that the public has access to current and accurate information regarding infrastructure services provided by the City.

### **Goal IF 2 Provide an adequate, reliable, and safe water supply, storage, and distribution system**

- Policy IF 2-1:** Ensure the water system and supply is adequate to meet the needs of existing and future development.
- Policy IF 2-2:** Ensure safe drinking water standards are met throughout the community.
- Policy IF 2-3:** Continue to implement a comprehensive water strategy that balances the need to supply water to all users served by the City with potable water use reduction measures.
- Policy IF 2-4:** Pursue additional water supply agreements to supplement the City's existing system.
- Policy IF 2-5:** Continue efforts to reduce potable water use and increase water conservation.
- Policy IF 2-6:** Use recycled water for landscaping irrigation within City roadways, parks, and facilities to the greatest extent feasible.

**Actions in Support of Goal IF 2**

Action IF 2a: *Routinely assess the City's ability to meet demand for potable water by periodically updating the Water Master Plan.*

Action IF 2b: *Explore additional permanent water sources through, and contract with, agencies that may have surplus water availability, such as the Contra Costa Water District, the East Bay Municipal Utility District, the East Contra Costa Irrigation District, and other potential sources.*

Action IF 2c: *Regularly review and update the City's water conservation strategy to be consistent with current best management practices for water conservation, considering measures recommended by the State Department of Water Resources, the California Urban Water Conservation Council, and the Contra Costa Water District.*

**Goal IF 3      Provide adequate wastewater collection and treatment capacity**

**Policy IF 3-1:**      Ensure adequate sewage conveyance and treatment infrastructure to meet existing and future development.

**Policy IF 3-2:**      Maintain the existing wastewater system on a regular basis to increase the lifespan of the system and ensure public safety.

**Actions in Support of Goal IF 3**

Action IF 3a:      *Periodically review and update the Wastewater Master Plan.*

Action IF 3b:      *Continue to explore alternative uses of recycled wastewater, including irrigation, dust control, soil compaction, fire protection, and investigate new technology for the use of recycled water as it is being developed.*

**Goal IF 4      Provide adequate storm drainage facilities**

**Policy IF 4-1:**      Maintain and improve Brentwood's storm drainage facilities.

**Policy IF 4-2:**      Incorporate recreational trails and parkway vegetation design in channel improvements, and explore utilizing detention basins for parks, ball fields, and equestrian areas.

**Policy IF 4-3:**      Require all development projects to demonstrate how storm water runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility as part of the development review process and as required by the City's NPDES Municipal Regional Permit. Project applicants shall mitigate any drainage impacts as necessary.

**Policy IF 4-4:**      Maintain drainage channels in a naturalized condition to the greatest extent feasible, subject to health and safety requirements and as otherwise described in the Conservation and Open Space Element of the General Plan.

**Policy IF 4-5:** Continue to work cooperatively with outside agencies such as the Contra Costa County Flood Control & Water Conservation District regarding storm drainage issues.

### **Goal IF 5      Ensure adequate and environmentally responsible waste disposal and recycling services**

**Policy IF 5-1:** Provide adequate waste disposal, recycling, and reuse services, including programs that improve public access to solid waste collection and recycling facilities.

**Policy IF 5-2:** Reduce the amount of waste requiring disposal at landfills and increase recycling and reuse among residents, businesses, and City departments, as set forth in the City's Source Reduction and Recycling Element.

**Policy IF 5-3:** When feasible, minimize the potential impacts of waste collection, transportation, and the location of potential disposal facilities upon the residents of Brentwood.

**Policy IF 5-4:** Locate waste collection, transfer, and processing facilities in areas that minimize impacts to the surrounding community.

**Policy IF 5-5:** Coordinate with Contra Costa County on any future plans to establish new landfill sites within the county in order to minimize potential adverse impacts to the Brentwood community.

**Policy IF 5-6:** Participate with Contra Costa County to implement a hazardous materials collection and disposal program.

#### Actions in Support of Goal IF 5

Action IF 5a:      *Periodically review and update the City's Source Reduction and Recycling Element.*

## 9. LAND USE

### Overview

The Land Use Element provides for a development and resource conservation pattern that preserves and protects the high-quality family-oriented neighborhoods throughout Brentwood and the agricultural lands throughout the City's Planning Area, while promoting opportunities for economic development, high-quality local job growth, and fiscal sustainability. The Land Use Map (Figure LU-1) depicts the City's vision for how open space, commercial, industrial, agricultural, residential, and other uses will occur in the city limits and the surrounding areas.

State law requires the Land Use Element to address:

- Proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity; and
- Areas subject to flooding.

Areas subject to flooding are addressed in the Safety Element.

The Land Use Map (Figure LU-1) identifies the location of land uses by land use designation for lands in the city limits as well as the overall Planning Area. Uses allowed in each designation are described below under Policy LU 1-2.

The Land Use Element demonstrates the City's commitment to providing for strong local job growth and economic development opportunities, and retaining Brentwood's high quality of life by providing a range of housing types that promote a safe and family-oriented living environment. Residential and commercial growth is focused within the city limits, with higher density uses focused around major transportation corridors, particularly State Route 4.

The vast majority of lands outside of the city limits are intended to remain as agricultural lands. However, some lands immediately adjacent to the city limits, which may be suitable for annexation in the future, are identified as Special Planning Areas, and include expanded descriptions of suitable future land uses within these areas.

### Density Calculation

For each of the residential designations identified under Policy LU 1-2, a density range is provided, as reflected in each residential category. It is the intent of this General Plan to require new development to meet the minimum density requirement. This will ensure that the community of Brentwood has ample units to meet its housing needs.

The mid-point of the density range (i.e., mid-range) is the starting point for development proposals in the six residential land use categories excluding the Very High Density residential category. Land designated Very High Density residential is not subject to the mid-range requirement. Densities above the mid-range in all other residential land use categories can be achieved at the discretion of the City Council through the exercise of

transferable agricultural credits or if a significant amount of amenities are incorporated into a project, extensive off-site public improvements are installed, or other significant improvements of community-wide benefit are provided.

Residential development proposals that provide at least 20% of its units affordable to lower income households, as defined by State law and the City's Housing Element, are exempt from the mid-range requirement and may develop at the high point of the density range, provided that an agreement is recorded with the City insuring affordability "over-time".

In addition, senior, disabled, and multi-family housing projects which set aside 10-25% of the units for lower income households (as defined by the City's Housing Element) are permitted to develop up to 25% above the high point of the designated density range in accordance with the City's density bonus ordinance.

Densities specified in the General Plan are expressed in units per gross acre. Gross acreage shall include land dedicated for any public use (including but not limited to streets, schools, parks, fire stations and detention basins). Land set aside for public facilities and for which reimbursement will be received is not to be included in density calculations (i.e. schools and detention basins). The extent to which facilities are provided will help determine the actual number of units per acre that will be allowed.

### Planning Boundaries

There are four key boundary lines addressed by the General Plan. These include the city limits, the Sphere of Influence (SOI), the Urban Limit Line (ULL), and the Planning Area, as shown on Figure LU-3.

- City Limits:** Includes the area within the City's corporate boundary, over which the City exercises land use authority and provides public services.
- Sphere of Influence (SOI):** The probable physical boundary and service area of the City, as adopted by the Local Agency Formation Commission (LAFCO). The SOI includes both incorporated and unincorporated areas within which Brentwood will have the primary responsibility for the provision of public facilities and services. Lands within the SOI but outside existing city limits may be considered for development after annexation. Until that time, the area within the SOI is under the jurisdiction of Contra Costa County and its General Plan; however, City policies will influence the County's considerations of development proposals for lands within the SOI.
- Urban Limit Line (ULL):** A countywide growth management tool used to ensure that each jurisdiction in the county regulates the geographic extent of urban growth and has a plan for future transportation improvements and urban services. The establishment of an urban limit line is a requirement of Measure J, which took effect on April 1, 2009.

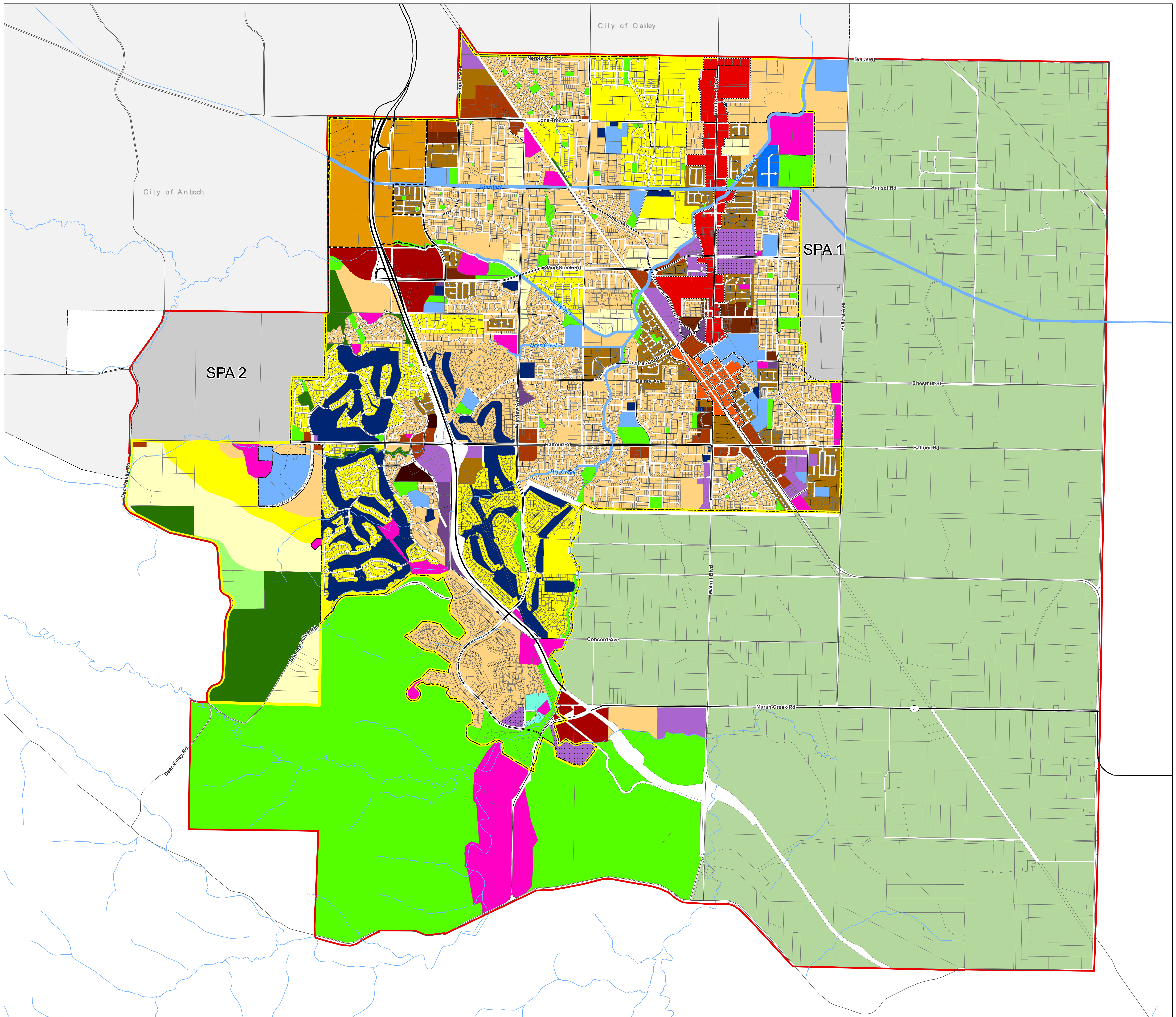


Compliance with Measure J is necessary for local jurisdictions to continue receiving their share of Local Transportation Maintenance and Improvement funds generated by the Measure J transportation sales tax and to be eligible for Contra Costa Transportation for Livable Communities funds. All jurisdictions in the county (including Brentwood) had the option of either adopting the Measure L County voter-approved urban limit line or their own local voter-approved urban limit line. In January 2008, the Brentwood City Council adopted a resolution adopting the Measure L County voter-approved urban limit line. The ULL is depicted on Figure LU-3.

**Planning Area:**

For the purposes of the General Plan, the Planning Area is defined as the area surrounding the city limits and SOI that is included in the analysis and planning for the 20-year horizon of the General Plan.

Background information regarding land use is presented in Chapter I.1 of the General Plan Update Existing Conditions Report.



**Land Use Designations**

- |                                     |                             |                                      |                                       |
|-------------------------------------|-----------------------------|--------------------------------------|---------------------------------------|
| DSP - Downtown Specific Plan        | P - Park                    | PD - Planned Development             | R-MD - Residential-Medium Density     |
| BBSP - Brentwood Blvd Specific Plan | P-OS - Permanent Open Space | PF - Public Facility                 | R-HD - Residential-High Density       |
| CC - Community College              | GC - General Commercial     | SPF - Semi-Public Facility           | R-VHD - Residential-Very High Density |
| I - Industrial                      | RC - Regional Commercial    | RE - Ranchette Estate                | SCH - School                          |
| UR - Urban Reserve                  | BP - Business Park          | R-VLD - Residential-Very Low Density | SPA - Special Planning Area           |
| AGCON - Agricultural Conservation   | PO - Professional Office    | R-LD - Residential-Low Density       | PA-1 SP - PA-1 Specific Plan          |

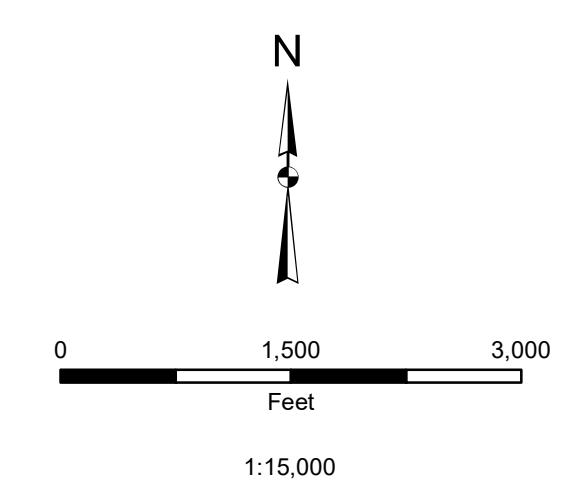
**Planning Areas**

- |                                    |
|------------------------------------|
| Brentwood City Limits              |
| Brentwood Sphere of Influence      |
| Brentwood Planning Area            |
| Brentwood Blvd. Specific Plan Area |
| Downtown Specific Plan Area        |
| PA-1 Specific Plan Area            |

**Brentwood General Plan Land Use Map**

Adopted July 22, 2014

Amendments	
Date	Resolution #
March 8, 2016	2016 - 26
September 13, 2016	2016 - 125
March 14, 2017	2017 - 33
August 28, 2018	2018 - 114
November 13, 2018	2018 - 158



## Goals, Policies, and Actions

**Goal LU 1** Establish a land use pattern in Brentwood that provides for a diverse, self-sufficient community that offers a broad spectrum of job opportunities, housing types, community facilities, and commercial services

**Policy LU I-1:** Maintain a supply of developable commercial, business park, mixed-use, and residential lands sufficient to meet desired growth and economic needs over the planning period.

**Policy LU I-2:** Assign the following range of land use designations throughout the city and the Planning Area, as shown on the Land Use Map (Figure LU-1):

### Residential Land Use Designations

*Ranchette Estate (RE)* – The RE designation is intended to maintain and/or provide for large residential lots of one acre or more in size, where residents want the proximity and amenities of urban life and yet are able to enjoy some of the benefits of a more rural environment. This designation is intended to maintain some of the small town flavor and/or agricultural character of Brentwood's past. The maximum density for this designation is 1.0 unit per gross acre.

*Residential Very Low Density (R-VLD)* - The R-VLD designation provides for fairly large lots for single family residences in an identifiable, suburban residential neighborhood, or cluster-style development designed with open space and other amenities. Neighborhoods with either development type will be part of the Brentwood urban area and be provided with urban public facilities and services. The permitted density range is 1.1 to 3.0 units per gross acre, with a mid-range of 2.0 units per gross acre.

*Residential Low Density (R-LD)* - The R-LD designation is designed predominantly for single family detached houses, although higher density developments could be accommodated if offset with sufficient open space or other amenities in order to maintain the gross density within the indicated range. The permitted density range is 1.1 to 5.0 units per gross acre, with a mid-range of 3.0 units per gross acre.

*Residential Medium Density (R-MD)* – The R-MD designation accommodates a variety of housing product types, including duplexes, triplexes, apartments, townhouses, and small lot single family detached. The permitted density range is 5.1 to 11.0 units per gross acre, with a mid-range of 8.0 units per gross acre.

*Residential High Density (R-HD)* – The R-HD designation provides for multi-family development in structures of two to three stories, with off-street parking and other requirements for higher density living. The level of amenities, the project location, and the unit types will affect the actual density achieved. The permitted density range is 11.1 to 20.0 units per gross acre, with a mid-range of 15.5 units per gross acre.

*Residential Very High Density (R-VHD)* – The R-VHD designation provides for multi-family development and is primarily intended for apartments and/or condominiums in mixed-use areas or areas that are in close proximity to services and facilities that serve very high density uses. This designation accommodates structures of two to three stories or greater, with off-street parking and other requirements suitable for pedestrian-oriented, work-live, and/or mixed-use neighborhoods. The level of amenities, the project location, and the unit types will affect the actual density achieved. The permitted density range is 20.1 to 30.0 units per gross acre (there is no applicable mid-range density for this designation).

### **Commercial, Office, Mixed-Use, and Industrial Land Use Designations**

*Regional Commercial (RC)* – The RC designation includes large-scale retail stores and service uses to serve the general needs of the community and the region, primarily along the State Route 4 corridor on large development sites. This designation is intended for businesses that serve the needs of Brentwood residents as well as neighboring communities. Mixed uses allow for the development of large offices as a secondary use. Examples of uses include bulk retailers, large department stores, supermarkets, hardware stores, and offices.

*General Commercial (GC)* – The GC designation allows for concentrations of a variety of mixed commercial uses and service type businesses to serve specific areas of the city and neighborhoods that are related to State Route 4 and some arterial intersections, on parcels generally ranging from one to 20 acres. Such uses do not lend themselves to being located in regional commercial centers, but are encouraged in orderly clusters in suitable locations proximate to State Route 4 and adjacent to major arterials. Depending upon the size of the development, a single major tenant (e.g. supermarket or small department store) or a single small tenant (e.g. convenience store) should provide the anchor. As a secondary use, independent small businesses (e.g. hair salons, shoe repair, offices, and restaurants) are also allowed.

*Business Park (BP)* – The BP designation provides for integrated business and research parks, large individual corporate establishments, professional and administrative office centers, and light industrial complexes. Selected complementary commercial activities and limited residential uses may also be allowed. Examples of allowed uses in this designation include medical supply companies, research laboratories, printing companies, warehousing, auto services, equipment repair, wholesale home furnishings, light manufacturing, retail commercial services, restaurants, and wineries (including associated orchards, row crops, production facilities, packing and shipping facilities, amphitheater and related uses, and catering facilities). Multi-family housing units, senior apartments and living facilities, and institutional levels of congregate care are allowed at a density of 20.1 to 30.0 units per acre, where adjacent to existing or planned residential development and provided that residential uses do not exceed 20 percent of the acreage of any Business Park development.

*Mixed Use Pedestrian Transit (MUPT)* – The MUPT designation identifies an area which, because of its strategic location, access, and visibility to SR 4, shall be developed predominately with jobs-generating and commercial uses. This

designation is intended to provide high-quality jobs in office, professional, research and technology, and light industry sectors, and to allow commercial uses with a regional focus. This area is envisioned to be served by mass transit (i.e., eBART) or located at or near a destination point with a regular bus route. Other uses may include integrated medium to very high density residential development and amenities, including services, restaurants, and recreation opportunities, in a pedestrian-friendly environment. Multi-family housing units will be allowed at a density of 5.1 to 30.0 units per acre, in accordance with the policy direction provided by Priority Area I (there is no applicable mid-range density for this designation).

*Professional Office (PO)* – The PO designation is predominantly intended for development with a professional, institutional, or medical-dental orientation. The designation is not meant for office space that is ancillary to a major industrial operation. Typical uses in this designation might include medical, legal, and real estate offices.

*Industrial (I)* – The I designation provides for industrial uses that tend to have some adverse impacts on the environment, including generating truck traffic, noise, odors, or smoke. Examples of allowed uses include concrete batch plants, trucking operations, and power generators.

### **Specific Plan and Planned Development Land Use Designations**

*Downtown Specific Plan (DSP)* – The DSP designation provides for the current and future uses of the Downtown area of Brentwood, in accordance with the Downtown Specific Plan. Its purpose is to create a pedestrian-oriented, economically-viable town center. A variety of uses are allowed in this designation, including entertainment, retail, commercial, residential, civic, cultural, and transit in a compact, walkable, and unique setting that only the Downtown can offer. All new development occurring within the DSP designations required to adhere to the development standards and guidelines established in the Downtown Specific Plan.

*Brentwood Boulevard Specific Plan (BBSP)* – The BBSP designation provides for the current and future uses along the Brentwood Boulevard corridor, in accordance with the Brentwood Boulevard Specific Plan. The BBSP designation accommodates a range of residential, commercial, office, mixed use, and other complementary uses that encourage the revitalization of the Brentwood Boulevard corridor within the Brentwood Boulevard Specific Plan area.

*Planned Development (PD)* – The PD designation identifies areas where a master planned project has been approved and entitled, and site specific zoning has been established. The PD land use designation defaults to the zoning that is in place for the subject parcel.

*Priority Area One Specific Plan (PA- I)* — The PA- I designation provides for development of the area it encompasses as the city's primary employment center, centered around a vibrant, compact, mixed- used district that supports a future transit station. The PA- I designation accommodates a range of local and regional employment opportunities, and a wide variety of uses, including residential; human services; urban agriculture and animal- related; institutional;

utility, transportation, and communication; commercial; auto-related; industrial, manufacturing, processing; accessory, and temporary uses, as well as open space.

### **Public, Semi-Public, and Conservation Land Use Designations**

*Public Facility (PF)* - The PF designation applies to land areas reserved for government offices and facilities, public agency offices and facilities, and public utility facilities.

*Semi-Public Facility (SPF)* - The SPF designation applies to land areas reserved for privately owned uses that serve the community. These uses include religious assembly facilities, golf courses and other privately owned recreation facilities, private schools, and day care centers.

*Park (P)* – The P designation includes existing and future park and recreation facilities of varying size, function, and location to serve the entire community. Standards for park sites are described in greater detail in the Community Services and Facilities Element. The Land Use Map does not reflect all potential future park sites. Parks are an allowed land use in all residential, commercial, business park, mixed-use, and public and semi-public facility designations.

*School (SCH)* – The SCH designation identifies the locations of existing and planned public schools, as well as administrative offices and other facilities that are owned and operated by the respective school district. The Land Use Map does not reflect all potential future school sites.

*Community College (CC)* – The CC designation identifies the location of a future community college.

*Permanent Open Space (P-OS)* – The P-OS designation identifies lands that are permanently protected from future urban development through the application of conservation easements or other formal mechanisms to ensure that open space uses are continued in perpetuity. Appropriate and typical uses include grazing land, regional and State parks, wildlife preserves, and habitat areas.

*Agricultural Conservation (AC)* – The AC designation encompasses lands with continuing commercial agricultural potential. The intent of this designation is to retain primary agricultural use to the greatest extent possible. This is done by focusing public and private efforts to protect such land from the impacts and pressures of the nearby urban area as well as to enhance the income potential from agricultural use. In order to protect the Urban Limit Line, no annexations or urban-type development will be allowed in this area. Examples of allowed uses include orchards, row crops, nurseries, grazing lands, open space, packing and shipping facilities, wineries, bed and breakfast inns, u-pick stands, farm equipment repair and services, and parks.

*Urban Reserve (UR)* – The UR designation serves as a placeholder for future urban development. The land designated as Urban Reserve is located beyond the existing Sphere of Influence (SOI) and outside the Urban Limit Line. Lands designated Urban Reserve shall not be extensively subdivided or developed

until it is appropriate to develop the lands with urban levels of residential, commercial, parks and recreation, and public/semi-public uses. It is expected that more specific planning and feasibility studies will be required prior to the development of these areas. Development of these areas will require separate environmental review, General Plan amendments, Sphere of Influence amendments, annexations, and other entitlements. In order to avoid "leapfrog" style development, provide for the logical extension of City services, and allow for appropriate planning of Brentwood, the Urban Reserve areas could only develop when:

1. Urban development is occurring immediately adjacent to the Urban Reserve parcel which intends to develop;
2. Urban services (i.e., water, wastewater, storm drainage, utilities, and roads) have been extended or are planned to be extended to the majority of adjacent lands designated for urban uses; and
3. The new development improves the jobs/housing balance or maintains an approximately 1.5:1 jobs/housing balance, or there is substantial justification why this ratio cannot be met. The City may determine that the above findings are not required if the development offers substantial amenities or benefits to the community that are beyond current levels. Prior to the submittal of an application for any entitlements within the Urban Reserve area, a market feasibility study shall be prepared by an independent consultant contracted by the City and paid for by the developer. The results of this study shall be used by the City Council to determine if it is appropriate for the property to develop.

### **Special Planning Areas**

*Special Planning Area (SPA)* - Two Special Planning Areas are designated by the General Plan. These areas have been designated as Special Planning Areas for one or more of the following reasons:

1. To facilitate comprehensive planning of large strategic areas utilizing progressive planning techniques to ensure high quality development and integrate development with the provision of infrastructure;
2. They are located in strategic locations that will be impacted by land use decisions not totally within the control of the City of Brentwood;
3. A mix of land uses in the area is desirable and the City desires to maintain the flexibility to adjust to changing market conditions; and
4. Effective land use controls are needed to preserve the integrity of existing adjacent development while enabling the property owners to adjust to changing market conditions.

Specific Plans or Planned Development Zoning will be required for the Special Planning Areas. This process is intended to:

1. Facilitate high quality development;

2. Allow for coordination of planning efforts between more than one property owner;
3. Allow for infrastructure cost sharing arrangements;
4. Provide developments which are more sensitive to the environment; and
5. Provide special amenities such as golf courses, lakes, hillside open space, park areas, horse staging areas, agricultural preserves, swimming pools, civic centers, etc.

### SPA Planning Process

Development within a Special Planning Area (SPA) shall occur in accordance with the following process:

1. The City shall adopt a specific plan, as defined by Sections 65450-65457 of the California Government Code, or a Planned Development zone district shall be applied with substantially the same contents as a specific plan. This shall address the entire SPA except as noted in (2) below;
2. Preparation of multiple specific plans or planned development zone districts for a SPA may be allowed when the City finds that this would be in the public interest due to ownership pattern, size of the SPA, timing of development, or other similar factors. However, in no case shall a specific plan or Planned Development zone district contain less than 50 acres or represent less than 25% of the developable acreage of a SPA; and
3. Once a specific plan or Planned Development zone district is adopted, discretionary approvals (such as subdivision maps, rezoning, or design review) may be granted by the City.

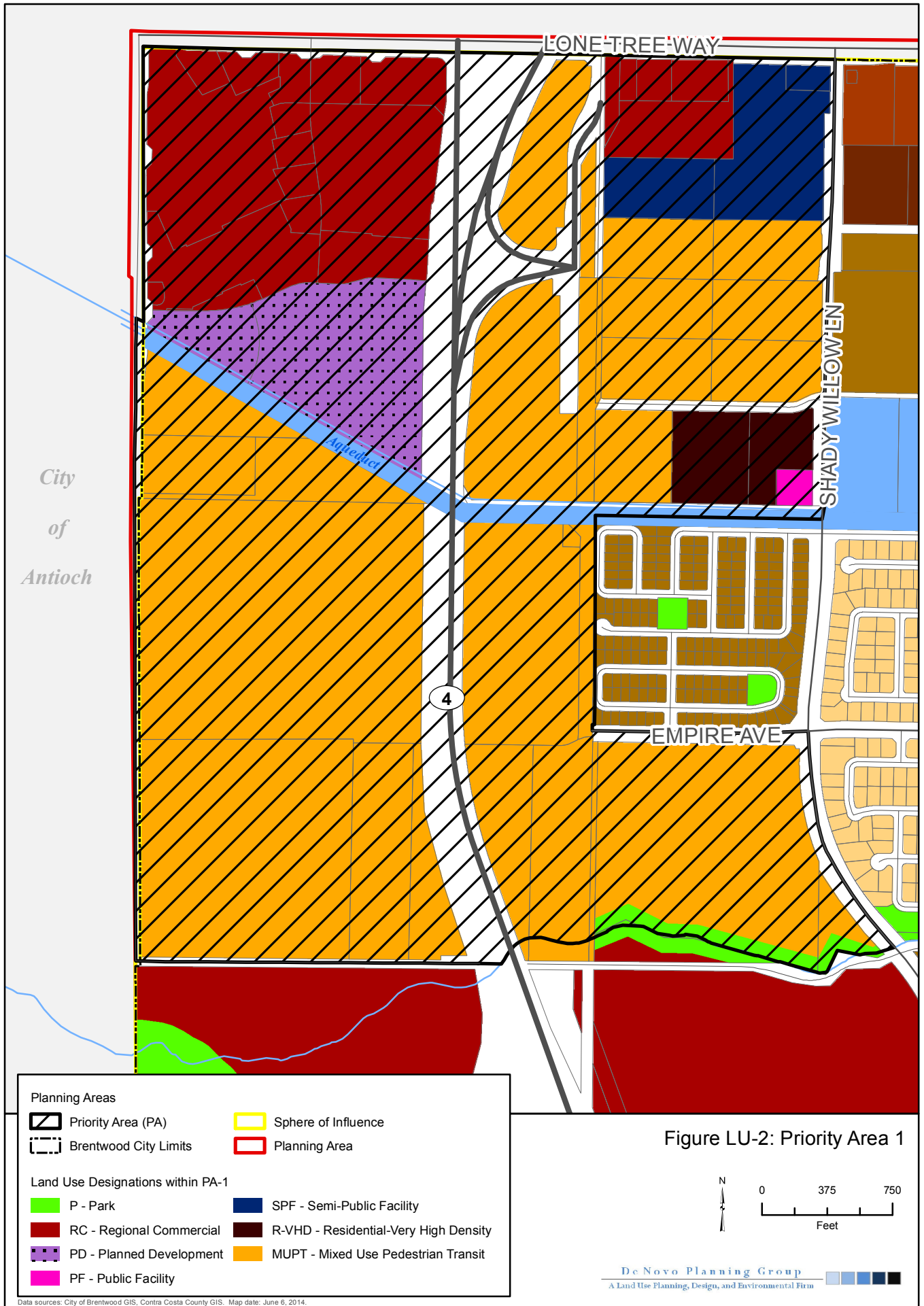
**SPA 1 -** SPA 1 is located immediately east of the city limits, north of Chestnut Street, south of Lone Tree Way, and west of Sellers Avenue. SPA 1 is located outside of the existing Urban Limit Line (ULL). The primary land uses within SPA 1 should include Low and Very Low Density Residential, and limited areas of Business Park and General Commercial. Future development within SPA 1 should include adequate buffers and transition areas to avoid land use conflicts with agricultural lands to the east.

**SPA 2 -** SPA 2 is located to the west of the city limits, north of Balfour Road. SPA 2 is located outside of the existing Urban Limit Line (ULL). SPA 2 should include a significant area of protected open space, with open space protection prioritized for hillsides, sensitive natural habitat, and areas of exceptional scenic beauty. Residential uses may include Ranchette Estate and Very Low Density Residential. An increase in the overall residential density within SPA 2 may be allowed in order to accommodate the development of age-restricted housing units. Limited areas of local-serving General Commercial may also be allowed within SPA 2.



**Priority Areas**

*Priority Area (PA)* – A Priority Area is an overlay designation that identifies an area of the city that warrants particular attention with respect to the land use mix, jobs/housing balance, and overall design and integration of future development projects. In addition to the parcel-specific land use designations assigned to all parcels within a Priority Area, a Priority Area overlay designation establishes a set of overarching guidance policies that shall be used by the City to ensure quality and integrated development that assists in meeting the economic development goals of this General Plan. Development within a Priority Area shall be consistent with the underlying land use designations. One Priority Area is identified in this General Plan.



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<b>Table LU-1: General Plan Land Use Designation and Zoning Districts/Combining Zones Compatibility</b>		
<b>General Plan Land Use Designation</b>	<b>Existing Zoning Districts and Special or Combining Zones<sup>1</sup></b>	<b>Future Zoning Districts and Special or Combining Zones</b>
<b>Ranchette Estate</b>	RE (Ranchette Estate)	
<b>Residential Very Low Density</b>	R-1-E (Single Family Residential Estate) R-1-12 (Single Family Residential) R-1-10 (Single Family Residential)	
<b>Residential Low Density</b>	R-1-E (Single Family Residential Estate) R-1-12 (Single Family Residential) R-1-10 (Single Family Residential) R-1-8 (Single Family Residential) R-1-6 (Single Family Residential)	
<b>Residential Medium Density</b>	R-1-8 (Single Family Residential) R-1-6 (Single Family Residential) R-2 (Moderate Density Multifamily Residential) R-3 (Moderate Density Multifamily Residential)	
<b>Residential High Density</b>	R-2 (Moderate Density Multifamily Residential) R-3 (Moderate Density Multifamily Residential)	
<b>Residential Very High Density</b>		R-4 (High Density Multifamily Residential)
<b>Regional Commercial</b>	C-3 (Thoroughfare Commercial)	
<b>General Commercial</b>	CO (Administrative/Professional Commercial Office) C-1 (Neighborhood Commercial) C-2 (General Commercial)	
<b>Business Park</b>	CO (Administrative/Professional Commercial Office) COB (Commercial Office/Business) COR (Commercial Office Residential) CR (Commercial Residential) IC (Industrial Commercial) PEC (Planned Employment Center)	R-4 (High Density Multifamily Residential)
<b>Mixed Use Pedestrian Transit</b>	CO (Administrative/Professional Commercial Office) COB (Commercial Office/Business)	MU (Mixed Use) R-4 (High Density Multifamily Residential)

<b>Table LU-1: General Plan Land Use Designation and Zoning Districts/Combining Zones Compatibility</b>		
<b>General Plan Land Use Designation</b>	<b>Existing Zoning Districts and Special or Combining Zones<sup>1</sup></b>	<b>Future Zoning Districts and Special or Combining Zones</b>
	COR (Commercial Office Residential) CR (Commercial Residential) C-3 (Thoroughfare Commercial) IC (Industrial/Commercial) PEC (Planned Employment Center)	
<b>Professional Office</b>	CO (Administrative/Professional Commercial Office) COB (Commercial Office/Business)	
<b>Industrial</b>	IC (Industrial/Commercial) PEC (Planned Employment Center)	
<b>Downtown Specific Plan</b>	DT (Downtown)	
<b>Brentwood Boulevard Specific Plan</b>	BB (Brentwood Boulevard)	
<b>Planned Development</b>	PD (Planned Development)	
<b>Priority Area One Specific Plan</b>	PA-I (Priority Area One)	
<b>Public Facilities</b>	PF (Public Facility) DT (Downtown) BB (Brentwood Boulevard)	
<b>Semi-Public Facilities</b>	SPF (Semi-Public Facility)	
<b>Parks</b>	DT (Downtown) <sup>2</sup> BB (Brentwood Boulevard) <sup>2</sup> PF (Public Facility)	
<b>School</b>	DT (Downtown) <sup>2</sup> BB (Brentwood Boulevard) <sup>2</sup> PF (Public Facility)	
<b>Community College</b>	PF (Public Facility)	
<b>Permanent Open Space</b>	OS (Open Space)	
<b>Agricultural Conservation</b>		
<b>Urban Reserve</b>		
<b>Special Planning Area</b>	PD (Planned Development)	

<sup>1</sup> PD (Planned Development) is consistent with all land use designations, provided that the PD uses are consistent with the land uses allowed in the General Plan land use designation.

<sup>2</sup> The DT (Downtown), BB (Brentwood Boulevard), and PA-I designations are limited to parcels within the respective specific plan for each area.

- Policy LU I-3:** The Land Use Map may be amended from time to time in accordance with State law in order to ensure that there is an adequate supply of commercial, business park, industrial, public facility, parks, residential, and other lands to serve the City’s needs.
- Policy LU I-4:** Require new development to occur in a logical and orderly manner, focusing growth on infill locations and areas designated for urbanization on the Land Use Map (Figure LU-1), and be subject to the ability to provide urban services, including paying for any needed extension of services.
- Policy LU I-5:** Encourage new development to be contiguous to existing development, whenever possible.
- Policy LU I-6:** Encourage early annexation of all lands within the City’s Sphere of Influence, provided the following criteria are met:
1. The land is within the Sphere of Influence and Urban Limit Line;
  2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area; and
  3. The area to be annexed is contiguous to existing developed areas.
- Policy LU I-7:** Review and periodically amend, as needed, the existing boundary agreement with the City of Antioch, and consider (as appropriate) developing a boundary agreement with the City of Oakley.
- Policy LU I-8:** Maintain and/or establish buffers and appropriate open space areas between Brentwood and the neighboring cities of Antioch and Oakley.
- Policy LU I-9:** Support and encourage the annexation of SPA 2 (as depicted on the Land Use Map) into the city of Brentwood.
- Policy LU I-10:** Schools are an allowed land use within all residential, commercial, office, and business park designations.

Actions in Support of Goal LU 1

Action LU 1a: *Update the City’s Zoning Map to be consistent with the land use designations shown on Figure LU-1.*

Action LU 1b: *Review the standards provided in the Zoning Ordinance (Chapter 17 of the Brentwood Municipal Code) and amend as necessary for consistency with General Plan policies and allowed uses, including, but not limited to:*

1. *Establish a zoning district for the Mixed Use Pedestrian Transit land use designation. The standards shall be consistent with the standards and allowed uses identified in Policy LU I-2;*

2. *Either combine the Commercial Office Residential (COR) district and the newly-created Mixed Use Pedestrian Transit district into a single district that accommodates the range of residential and commercial uses allowed in the Mixed Use Pedestrian Transit land use designation;*
3. *Revise the R-1 district to allow for residential development at a maximum density of 5 units per gross acre;*
4. *Revise the R-2 district to allow for residential development at a maximum density of 11 units per gross acre;*
5. *Revise the R-3 district to allow for residential development at a maximum density of 20 units per gross acre; and*
6. *Create an R-4 district to accommodate the Residential-Very High Density land use designation, with a maximum density of 30 units per gross acre.*

Action LU 1c: *Prioritize the processing of development applications for infill, underutilized, or vacant parcels designated for urban uses over those projects requiring annexation.*

Action LU 1d: *Annexation proposals shall be evaluated in the development review process and acted upon in accordance with the criteria set forth in this General Plan.*

Action LU 1e: *Review and periodically amend, as needed, the existing boundary agreement with the City of Antioch. Prioritize the placement of SPA 2 within Brentwood's planned expansion boundary.*

Action LU 1f: *Coordinate with the City of Oakley to establish and adopt a boundary agreement. The boundary agreement should address the Spheres of Influence for both cities, development patterns and land use plans near the cities' boundaries, land use compatibility, roadway improvement plans, and agricultural preservation.*

Action LU 1g: *Coordinate with Contra Costa County and the cities of Antioch and Oakley to review development proposals within the Brentwood Planning Area to ensure that future development projects in the Planning Area are compatible with surrounding land uses, and do not result in adverse impacts to Brentwood.*

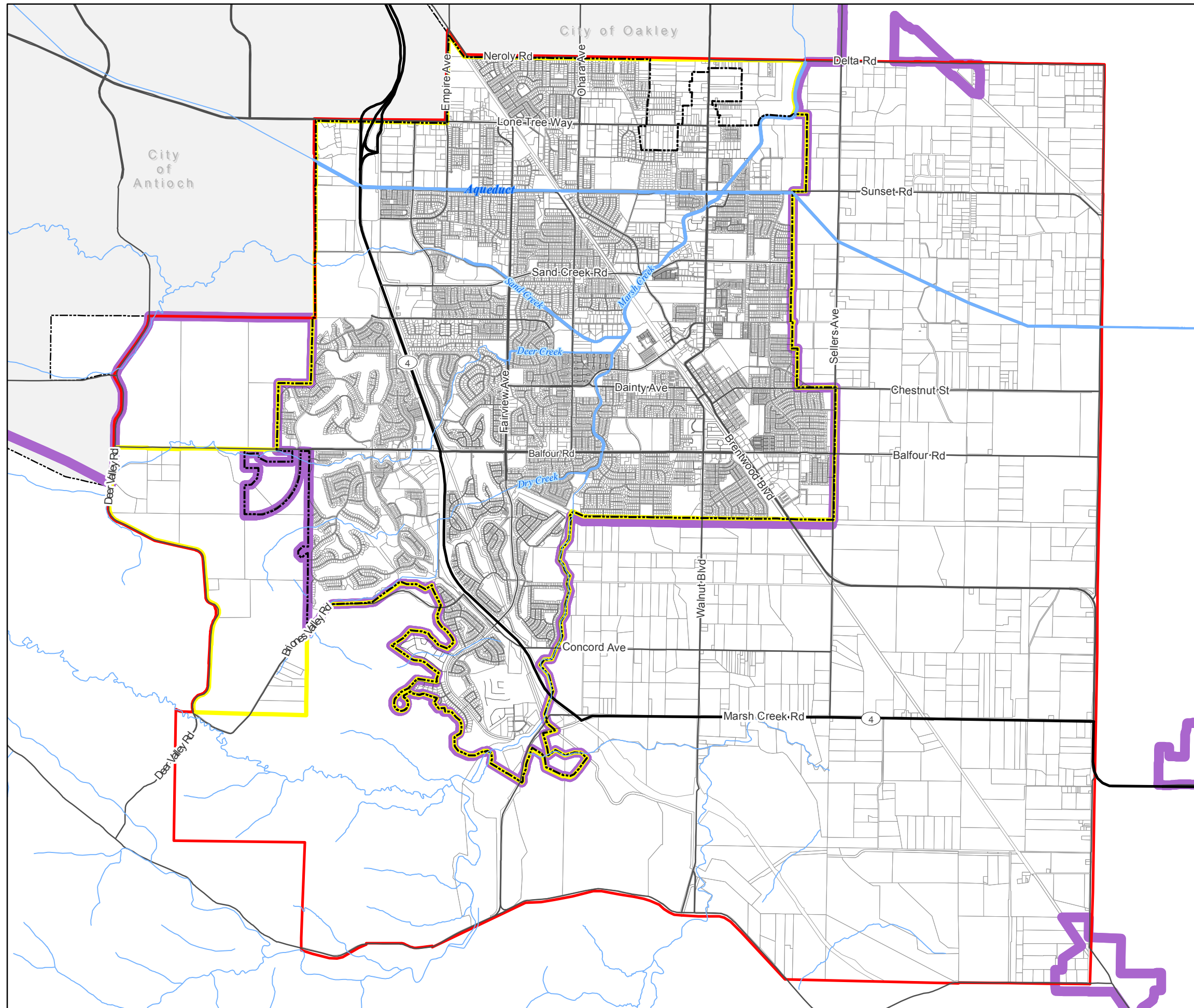




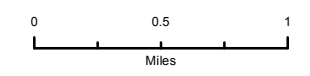


Figure LU-3:  
 City Limits,  
 Sphere of Influence,  
 Urban Limit Line, and  
 Planning Area

-  Brentwood City Limits
-  Brentwood Sphere of Influence
-  Urban Limit Line
-  Brentwood Planning Area



Data sources: City of Brentwood GIS,  
 Contra Costa County GIS,  
 Map date: January 24, 2014.



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**Goal LU 2** Establish and maintain residential neighborhoods as safe and attractive places to live with convenient access to commercial services, recreational facilities, employment opportunities, public services, and other destinations

**Policy LU 2-1:** Maintain Brentwood’s predominant land use of single family residential, while providing for a mix of housing types throughout the community, in accordance with the Housing Element.

**Policy LU 2-2:** Development at the interface of residential land use designations with other designations shall be designed to ensure compatibility between the uses and to reduce any potential negative impacts associated with aesthetics, noise, and safety.

**Policy LU 2-3:** Where appropriate, encourage clustered development and the clustering of housing so that larger areas of open space may be permanently preserved. Clustered development may provide flexibility in site design and layout to allow for smaller lot sizes, but shall not allow a project to exceed the gross density ranges established under Policy LU 1-2.

**Policy LU 2-4:** Locate residences away from areas of excessive noise, smoke, or dust, and ensure that adequate provisions, including buffers or transitional uses, are made to ensure the health and well-being of existing and future residents.

**Policy LU 2-5:** Encourage neighborhood development that includes convenience commercial uses and school uses, but restrict the amount of retail strip development and ensure that commercial development is well integrated into the community.

**Policy LU 2-6:** Encourage new development that is convenient to bus or future passenger rail transit lines (e.g. eBART service) in order to reduce automobile dependence.

**Policy LU 2-7:** Strongly encourage residential development in the city in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.

**Policy LU 2-8:** Provide for a variety of residential products through the Zoning Ordinance in order to accommodate the housing needs of all segments of the city’s population.

**Policy LU 2-9:** Encourage future schools to be located in areas throughout the community in close proximity to the neighborhoods they are intended to serve.

***Clustered Development***  
The grouping of residential properties on a development site in order to use the extra land as open space, recreation or agriculture.

### Actions in Support of Goal LU 2

- Action LU 2a: Utilize density transitions in order to protect the integrity of existing land use patterns and minimize the impacts on existing uses and residents. It shall be City policy:
1. To locate lower residential densities adjacent to open space, areas of agricultural use, and existing lower density residential areas;
  2. To locate higher residential densities in proximity to services, transit, and/or employment activity centers;
  3. To require buffer lots in new residential developments that abut or face existing large residential lots as follows:
    - a. lot sizes within new development shall be compatible with lot sizes in adjacent existing development;
    - b. proposed lots facing or abutting existing residential lots zoned Ranchette Estate (RE) or of one acre or more shall have a minimum area of 20,000 square feet;
    - c. proposed lots facing or abutting existing residential lot sizes of one-half acre but less than one acre shall have a minimum area of 10,000 square feet;
    - d. no more than two buffer lots shall abut an existing large lot;
    - e. the Zoning Ordinance shall be amended to include standards for the design of new two-story dwelling units on lots that serve as buffer areas adjacent to existing large residential lots; and
    - f. buffering shall include open space, trails, greenbelts, pasture land, or any other compatible use.
  4. At the discretion of the Planning Commission during the tentative subdivision map review process, the density transition policy may be modified, following the adoption of specified findings, under one or more of the following circumstances:
    - a. When the adjacent property has a land use and/or zoning designation that would enable the future subdivision of the adjacent property into lots of a size similar to those planned in the proposed subdivision, even though the property owner has no present intentions to subdivide their property.
    - b. When the adjacent property is or will be separated by at least 120 feet of right-of-way or a proposed arterial street that includes a 30 foot wide parkway.
    - c. When the adjacent property is separated by a natural or man-made barrier (i.e., a creek, streambed, river, drainage basin, canal, or similar passageway).

*When there is a proposal to deviate from the density transition policy, the developer shall make a good faith effort to acquire a letter from all neighboring and/or affected parcel owners outlining their positions, either in favor of or in opposition to the modification in the density transition policy.*

*Any Planning Commission approved exceptions to this policy shall necessitate review and approval of the entire tentative subdivision map by the City Council.*

Action LU 2b: *Calculate residential densities by gross acre, as outlined in Policy LU 1-2 of this Land Use Element.*

Action LU 2c: *Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing development or neighborhoods.*

Action LU 2d: *Utilize the General Plan and Zoning Ordinance to provide for large lot single-family residential development.*

Action LU 2e: *Locate medium and high density residential development near activity centers, employment centers, and major transportation corridors.*

Action LU 2f: *Through the development review and permit process, ensure that residential developments meet the minimum density requirement stipulated on the Land Use Map in order to ensure that Brentwood has an ample number of housing units to meet all of its housing needs.*

Action LU 2g: *Collaborate and coordinate with the local school districts to assist in the identification of suitable future school sites, and provide assistance through land use and zoning actions to aid the school districts in the procurement and entitlement of future school sites.*

**Goal LU 3** *Provide for a diversified mix of strong retail centers, service commercial activities, manufacturing enterprises, and high-paying employment opportunities that contribute to Brentwood’s economic well-being*

**Policy LU 3-1:** *Ensure that an adequate inventory of vacant industrial, commercial, office, and business park land is designated, zoned, and maintained for targeted employment-generating uses.*

**Policy LU 3-2:** *Maintain the Downtown as the community’s focal point for local-serving commercial, civic, and cultural uses.*

**Policy LU 3-3:** *Support the continued development and intensification of employment centers throughout all non-residential areas of the city.*

**Policy LU 3-4:** *Preserve lands for economic development and employment opportunities by requiring residential projects, except affordable housing projects, in commercial or business park areas to be*

incorporated into a larger commercial or mixed use project and to not result in adverse economic or land use compatibility impacts.

- Policy LU 3-5:** Actively promote implementation of the Downtown Specific Plan and Brentwood Boulevard Specific Plan, and periodically update these long-range planning documents as necessary.
- Policy LU 3-6:** Establish inviting and attractive regional commercial centers that are exceptionally well designed.
- Policy LU 3-7:** Encourage the location of high quality, professional office campuses, business parks, and industrial parks along with related mixed-use development, where appropriate within the city.
- Policy LU 3-8:** Strongly encourage rehabilitation and redevelopment of existing shopping centers at those locations where a dominant retail use is still likely to be viable. Encourage conversion to non-retail uses at those locations with obsolete retail space, limited opportunity for future viable retail uses, or both.
- Policy LU 3-9:** Ensure that all commercial and other non-residential development is compatible with adjacent land uses, particularly residential uses.
- Policy LU 3-10:** Require adequate buffers and/or architectural consideration to protect residential areas, developed or undeveloped, from intrusion of non-residential activities that may degrade the quality of life in such residential areas.

### Actions in Support of Goal LU 3

- Action LU 3a: *Retain and emphasize an intensification of retail, office, and entertainment uses in the Downtown. Encourage office, civic, and cultural uses to locate Downtown and emphasize the integration of these high-activity uses.*
- Action LU 3b: *Concentrate major office uses along State Route 4 near the Lone Tree Way, Balfour Road, and Marsh Creek Road interchanges.*
- Action LU 3c: *As part of the City's development review process, continue to ensure that commercial projects are designed to minimize conflicts between commercial and residential uses. Review of commercial projects should ensure that the following design concepts are avoided in projects that abut residential areas:*
- 1. Inappropriate building scale and/or siting on the lot;*
  - 2. Excessive noise due to long hours of operation or inappropriate location of accessory structures;*
  - 3. Excessive glare or excessive impacts from light sources onto adjacent properties; and*
  - 4. Unnecessary loss of community and environmental resources (archaeological, historical, ecological, recreational, etc.).*



**Goal LU 4**      **Maintain a high quality natural environment and recreational opportunities in and around Brentwood**

- Policy LU 4-1:**      Protect those environmental features that make Brentwood an attractive and desirable place to live, work, play, and visit.
- Policy LU 4-2:**      Require development projects to provide adequate and appropriately located land, easements, or other accommodation for recreational uses, including neighborhood parks, existing and planned trails, and connections to existing or planned trails and other recreational resources as set forth in the Conservation and Open Space Element, the Community Services and Facilities Element, and the Circulation Element.
- Policy LU 4-3:**      Provide new opportunities for community gathering and social interaction through park facilities, community centers, and cultural/art facilities.
- Policy LU 4-4:**      Site new park and recreation facilities where they will be accessible by the City’s pedestrian and bicycle network and in close proximity to medium and higher density residential uses, where appropriate.
- Policy LU 4-5:**      To the extent feasible, encourage school districts to locate school sites within easy walking distance of a large percentage of the student population and in areas where there are existing or planned safe routes to school (complete sidewalk/bike lane access from the residential neighborhoods within the enrollment boundary).
- Policy LU 4-6:**      Protect selected significant habitat areas for their ecological, educational, scenic, and recreational values.

***Parks and Recreation***

Goals, Policies, and Actions related to the provision of parks and recreational facilities are primarily located within the Community Services and Facilities Element.

Actions in Support of Goal LU 4

- Action LU 4a:      *Preserve, enhance, and restore selected existing natural habitat areas.*
- Action LU 4b:      *Create new wildlife habitat areas in appropriate locations, which serve multiple purposes.*

**Goal LU 5**      **Preserve Brentwood’s agricultural heritage by protecting and maintaining significant areas of agricultural lands around the city**

**Policy LU 5-1:**      Maintain significant areas of permanent agricultural lands and open space surrounding the city limits.

**Policy LU 5-2:**      Protect agricultural land from urban development except where the General Plan Land Use Map has designated the land for urban uses.

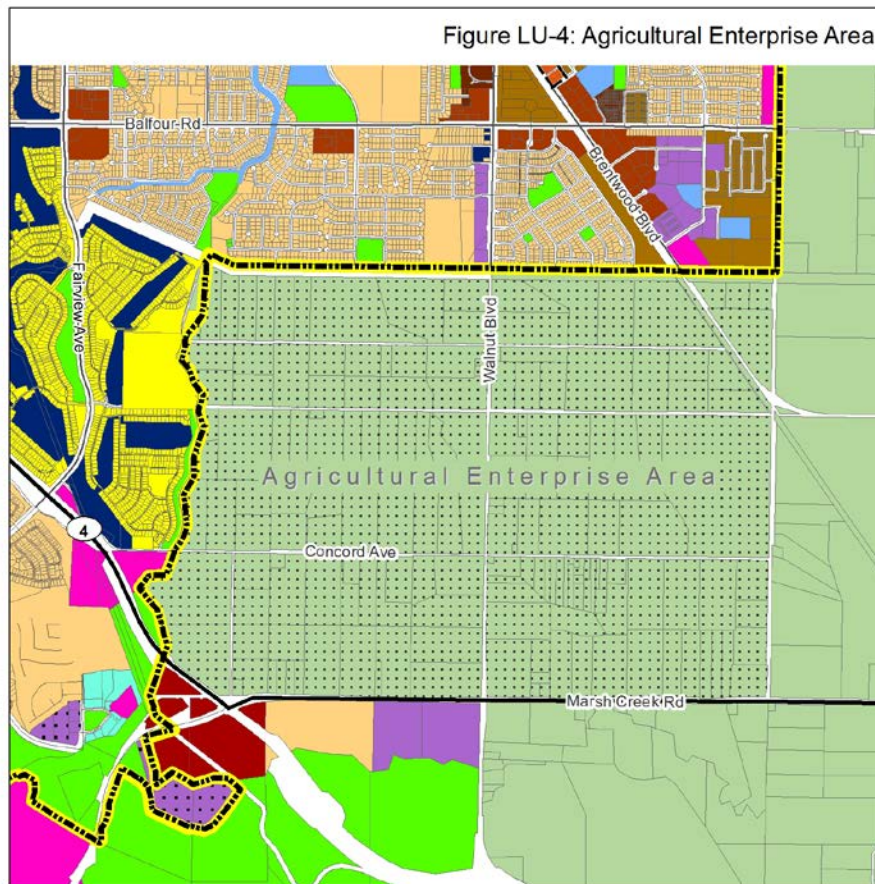
Actions in Support of Goal LU 5

Action LU 5a:      *Continue to designate agricultural lands to the south and east of the city limits as Agricultural Conservation on the Land Use Map.*

Action LU 5b:      *Coordinate with Contra Costa County to encourage and facilitate a variety of agricultural enterprises on lands identified as the Agricultural Enterprise Area in the Brentwood General Plan (Fig LU-4). Agricultural uses within this area should be flexible in order to maximize the economic vitality of smaller agricultural parcels that may not be suitable for large-scale commercial agricultural operations. Allowed uses should be agricultural in nature and may include, but are not limited to, the following:*

- 1. Visitor-serving uses that support and are incidental to agricultural production, such as tasting rooms, including sales and promotion of products grown or processed in the region, educational activities and tours, incidental sales of items related to local area agricultural products, promotional events, and farm homestays, which allow visitors to visit a farm in the form of a vacation, that support and are secondary and incidental to local agricultural production;*
- 2. Commercial uses that directly support agricultural operations, including roadside stands, wholesale and retail agricultural sales, and wineries;*
- 3. Agricultural-based tourism uses, including u-pick farms, dude ranches, lodging, horseshows, rodeos, crop-based seasonal events, and ancillary restaurants and/or stores; and*
- 4. Equestrian centers and facilities, including boarding facilities.*





**Goal LU 6** Maintain and enhance the visual quality of Brentwood by promoting the highest standards of architecture and site design for all development projects, both public and private

- Policy LU 6-1:** Create residential areas in Brentwood that include innovative designs which are linked with bikeways and pedestrian trails, commercial and employment centers, and transit stops.
- Policy LU 6-2:** Maintain the character of existing neighborhoods by ensuring new development is compatible in style, size, color, and footprint with the existing residences in the neighborhood.
- Policy LU 6-3:** Residential neighborhoods should be well-defined with park and recreation facilities, schools, open space, and neighborhood commercial land uses that incorporate unifying landscape and architectural themes and provide visible functional centers.
- Policy LU 6-4:** Apply design standards regulating setbacks, landscaping, screening, and architectural style to new residential development and rehabilitation projects.

**Action LU 6-5:** Ensure that the development of business parks includes orderly land planning, high quality architectural and landscape design, integrated communication and technology infrastructure, building flexibility, and diverse amenities and environmental controls.

**Policy LU 6-6:** Encourage quality landscape and design.

**Policy LU 6-7:** The use of soundwalls to attenuate noise is discouraged; however, it is acknowledged that the use of soundwalls along thoroughfares is often necessary to maintain noise standards. The City's preferred method of attenuating adverse noise levels is to utilize a combination of frontage roads, earth berming, and larger building setbacks along thoroughfares in new subdivision design. When soundwalls must be constructed, they should be designed in a meandering pattern and setback a minimum average distance of ten (10) feet from the adjacent right-of-way with extensive landscaping in front of the wall.

### Actions in Support of Goal LU 6

Action LU 6a: *Implement the Commercial and Industrial Design Guidelines and Residential Design Guidelines during the review and permitting of all new development projects.*

Action LU 6b: *Update the Municipal Code and the Commercial and Industrial Design Guidelines for non-residential uses to include standards that promote attractive and sustainable development for commercial, industrial, office, institutional, and other non-residential uses and that address the following provisions:*

- 1. Site planning sensitive to the natural environment and that addresses creating functional and attractive places;*
- 2. Criteria to ensure outdoor lighting, trash receptacles, fencing, and seating space are carefully considered as integral elements of the landscape;*
- 3. Landscaping should utilize plant materials in a logical and orderly manner to define spatial organization, relate buildings and other structures, incorporate various site elements, promote consistency throughout the development, and be scaled to site structures;*
- 4. Require separate vehicle access, pedestrian pathways, and secured bicycle parking within the internal site plan of new commercial, office, mixed use, and public facility developments;*
- 5. Criteria for screening rooftop and ground level mechanical equipment (e.g. satellite TV dishes, telephone and electrical boxes, heating, cooling, and ventilating systems, and trash sites, etc.) from public view, unless prohibited by the utility provider;*
- 6. Standards for building design, architecture, and placement that incorporates a pedestrian scale with frontages oriented toward the street front or public gathering areas, varied articulated facades, windows and building features, reduced or zero setbacks where*

*appropriate; and community design features, such as landscaping, entry features, fountains, plazas, pedestrian furniture, and similar features;*

- 7. Requirements for larger projects to include community design and gathering features, such as entry features, outdoor benches, art, plazas, seating areas, fountains, etc.;*
- 8. Minimize vehicular, bicycle, and pedestrian conflicts; and*
- 9. Maximize access to commercial uses, recreational uses, employment, public services, and other destinations using a minimum of pavement.*

*Action LU 6c:* *Periodically review and update the Residential Design Guidelines and the Commercial and Industrial Design Guidelines to ensure high quality design throughout Brentwood.*

*Action LU 6d:* *Implement the Brentwood Boulevard Specific Plan and Downtown Specific Plan to ensure quality design of the built environment within these specific plan areas.*

*Action LU 6e:* *Create streetscape and landscaping design standards that will help enhance the character and create a sense of identity for new development within Brentwood, while promoting the use of native and drought-tolerant plant and tree species.*

*Action LU 6f:* *Implement the Brentwood Urban Forest Guidelines to provide for an attractive and healthy mix of street trees and urban landscaping throughout the city.*

*Action LU 6g:* *Use assessment districts, homeowners' associations, and similar programs to install and maintain street trees, landscaping, fencing, landscaped sound walls, and other rights of way improvements.*

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# 10. NOISE

## Overview

The Noise Element is a mandatory component of the General Plan. The overall purpose of the Noise Element is to address major noise sources and to promote safe and comfortable noise levels throughout Brentwood. The Noise Element contains goals, policies, and actions that seek to reduce community exposure to excessive noise levels through the establishment of noise level standards for a variety of land uses.

Noise is typically defined as unwanted sound that interferes with an individual's ability to perform a task or enjoy an activity. From a planning perspective, noise control focuses on two primary concerns: (1) preventing the introduction of new noise-producing uses in noise-sensitive areas; and (2) preventing the encroachment of noise-sensitive uses into existing noise-producing areas. Noise in Brentwood is generated by a variety of sources, including, but not limited to: vehicle traffic, including automobiles, trucks, and motorcycles; restaurants/bars; industrial operations; and other businesses.

Background information regarding noise sources and noise conditions in Brentwood is presented in Chapter 7 of the General Plan Update Existing Conditions Report.

## Goals, Policies, and Actions

**Goal N 1      Preserve a pleasant noise environment and enhance the quality of existing and future land uses by minimizing exposure to harmful and excessive noise**

**Policy N I-1:**      Ensure the noise compatibility of existing and future development when making land use planning decisions.

**Policy N I-2:**      Require development and infrastructure projects to be consistent with the Land Use Compatibility for Community Noise Environments standards indicated in Table N-I to ensure acceptable noise levels for existing and future development.

**Policy N I-3:**      Require new development to mitigate excessive noise through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials such as rubberized asphalt.

**Policy N I-4:**      Require mixed-use projects to minimize noise exposure for indoor areas of nearby residential areas through the use of noise attenuating building materials, engineering techniques, and site design practices. Site design practices may include locating mechanical equipment, loading bays, parking lots, driveways, and trash enclosures away from residential uses, and providing noise-attenuating screening features on-site.

**Policy N I-5:** Periodically review and update, as necessary, Chapter 9.32 (Noise Regulations) of the Brentwood Municipal Code in order to address issues such as excessive noise from commercial, industrial, and other noise generating land uses, as well as vehicle noise, to the extent allowed by State law.

**Policy N I-6:** Require acoustical studies for new developments and transportation improvements that affect noise-sensitive uses such as schools, hospitals, libraries, group care facilities, convalescent homes, and residential areas.

**Policy N I-7:** For projects that are required by the California Environmental Quality Act (CEQA) to analyze noise impacts, the following criteria shall be used to determine the significance of those impacts:

**Stationary and Non-Transportation Noise Sources**

- A significant impact will occur if the project results in an exceedance of the noise level standards contained in this element, or the project will result in an increase in ambient noise levels by more than 3 dB, whichever is greater.

**Transportation Noise Sources**

- Where existing traffic noise levels are less than 60 dB  $L_{dn}$  at the outdoor activity areas of noise-sensitive uses, a +5 dB  $L_{dn}$  increase in roadway noise levels will be considered significant;
- Where existing traffic noise levels range between 60 and 65 dB  $L_{dn}$  at the outdoor activity areas of noise-sensitive uses, a +3 dB  $L_{dn}$  increase in roadway noise levels will be considered significant; and
- Where existing traffic noise levels are greater than 65 dB  $L_{dn}$  at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB  $L_{dn}$  increase in roadway noise levels will be considered significant.

**Policy N I-8:** Support noise-compatible land uses along existing and future roadways, including County, State, and Federal routes.

**Policy N I-9:** Local truck traffic, including loading and unloading, shall be limited to specific routes, times, and speeds appropriate to each zoning district.

**Policy N I-10:** Work with Caltrans to ensure that adequate noise studies are prepared and alternative noise mitigation measures are considered in State transportation projects.

**Policy N I-11:** Ensure that existing development is protected, to the greatest extent feasible, from noise impacts due to construction on adjacent or nearby properties.

**Policy N I-12:** Work cooperatively with the Contra Costa County Airport Land Use Commission to minimize noise impacts from airspace activities in Brentwood, such as airplane and helicopter flights.

**Acoustic Terminology**

A-weighted decibels, abbreviated dBA, are an expression of the relative loudness of sounds in air as perceived by the human ear. Sample dBA sound levels are shown in Table N-3.

Average noise exposure over a 24-hour period is presented as a day-night average sound level, or  $L_{dn}$ .

- Policy N I-13:** Control non-transportation related noise from site specific noise sources to the standards shown in Table N-2.
- Policy N I-14:** Ensure that new development does not result in indoor noise levels exceeding 45 dBA Ldn for residential uses.
- Policy N I-15:** Require construction activities to comply with standard best practices (see Action N Ie).
- Policy N I-16:** Temporary special events including, but not limited to, festivals, concerts, carnivals, rodeos, and other similar activities may be allowed to exceed the noise standards established in this General Plan and the standards established by Chapter 9.32 of the Brentwood Municipal Code through issuance of a temporary use permit (see section 9.32.080 of the Brentwood Municipal Code).

### Actions in Support of Goal N 1

- Action N Ia: Update Chapter 9.32 and Title 17 of the Brentwood Municipal Code to ensure that the noise standards are consistent with this element, including Tables N-1 and N-2, and to require new residential, mixed-use with a residential component, and other noise-sensitive development to be designed to minimize noise exposure to noise sensitive uses through incorporation of site planning and architectural techniques.
- Action N Ib: Review new development projects for compliance with the noise requirements established in this element, including the standards established in Tables N-1 and N-2. Where necessary, require mitigation measures to achieve the noise standards.
- Action N Ic: Require acoustical studies for all new discretionary projects, including those related to development and transportation, which have the potential to generate noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with this element and relevant noise standards in the Brentwood Municipal Code.
- Action N Id: Coordinate with Caltrans, the cities of Antioch and Oakley, and Contra Costa County, when necessary, to ensure that these agencies obtain City concurrence prior to initiating any noise mitigation or other project affecting Brentwood.
- Action N Ie: During the environmental review process, determine if proposed construction will constitute a significant impact on nearby residents and, if necessary, require mitigation measures in addition to the standard best practice controls. Suggested best practices for control of construction noise include:
1. Construction period shall be less than 12 months;

2. *Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 6:00 pm on weekdays, and between 8:00 am and 5:00 pm on Saturdays. No construction shall occur on Sundays or City holidays;*
3. *All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment;*
4. *The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists;*
5. *At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences;*
6. *Unnecessary idling of internal combustion engines shall be prohibited;*
7. *Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible;*
8. *The required construction-related noise mitigation plan shall also specify that haul truck deliveries are subject to the same hours specified for construction equipment;*
9. *Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing; and*
10. *The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*



**Goal N 2**      **Protect the city's economic base by preventing incompatible land uses from encroaching upon existing or planned noise-producing agriculture, industries, farmland, airports, and other sources**

**Policy N 2-1:**      Recognizing that existing and future traffic noise along the State Route 4 corridor, major arterials within Brentwood, and noise from the UPRR are areas of potential land use conflict for existing and future development, reasonable use of this land will be allowed with an exterior noise exposure level not exceeding 65 dB Ldn. New development that includes noise-sensitive uses (i.e., residential) along the State Route 4 corridor, major arterials, and the UPRR should incorporate appropriate noise attenuation measures in order to maintain interior noise levels of 45 dB Ldn or less. Application of this noise standard is intended to provide for reasonable exterior noise levels while discouraging the use of excessively high and/or unattractive sound walls.

**Policy N 2-2:**      Recognizing that agricultural activities are important to Brentwood's economic base and that agricultural operations are characterized by increased noise levels from the use of tractors, heavy equipment, crop dusting, agricultural products processing, and other supporting equipment and activities, new noise sensitive land uses that interface with agricultural lands must acknowledge and accept these increased noise levels as part of Brentwood's rural heritage and lifestyle.

### Actions in Support of Goal N 2

Action N 2a:      *As a condition of project approval, require new development that introduces sensitive noise receptors near agricultural lands or operations to acknowledge and comply with Chapter 8.01 (Right to Farm) of the Brentwood Municipal Code.*

TABLE N-1 Land Use Compatibility for Community Noise Environment							
Land Use Category	Exterior Noise Exposure (Ldn)						
	55	60	65	70	75	80	
Single-Family Residential							
Multi-Family Residential, Hotels, and Motels							
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds							
Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches							
Office Buildings, Business Commercial, and Professional							
Industrial							



**NORMALLY ACCEPTABLE**

*Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special insulation requirements*

**CONDITIONALLY ACCEPTABLE**

*Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design*

**UNACCEPTABLE**

*New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies*

**TABLE N-2 Stationary (Non-Transportation) Noise Source Standards**

Land Use Receiving the Noise	Hourly Noise-Level Descriptor	Exterior Noise-Level Standard (dBA)	
		Daytime (7am-10pm)	Nighttime (10pm-7am)
Residential	$L_{eq}$	55	45
	$L_{max}$	70	65

**Notes:**

a) The residential standards apply to all properties that are zoned for residential use. The exterior noise level standard is to be applied at the property line of the receiving land use or at a designated outdoor activity area (at the discretion of the Community Development Director) of the new development. For mixed-use projects, the exterior noise level standard may be waived (at the discretion of the Community Development Director) if the project does not include a designated activity area and mitigation of property line noise is not practical. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). The City can impose standards that are more restrictive than specified above based upon determination of existing low ambient noise levels.

b) Each of the noise levels specified above shall be lowered by 5 dBA for tonal noises characterized by a whine, screech, or hum, noises consisting primarily of speech or music, or recurring impulsive noises. In no case shall mitigation be required to a level that is less than existing ambient noise levels, as determined through measurements conducted during the same operational period as the subject noise source.

c) In situations where the existing noise level exceeds the noise levels indicated in the above table, any new noise source must include mitigation that reduces the noise level of the noise source to the existing level plus 3 dB.

d) Exterior noise exposure level not exceeding 65 dB  $L_{dn}$  is allowed along the State Route 4 corridor, the Union Pacific Railroad corridor, and arterial roadways.

TABLE N-3: Typical Noise Levels		
Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft)	--100--	
Gas Lawn Mower at 1 m (3 ft)	--90--	
Diesel Truck at 15 m (50 ft), at 80 km/hr (50 mph)	--80--	Food Blender at 1 m (3 ft) Garbage Disposal at 1 m (3 ft)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft)	--70--	Vacuum Cleaner at 3 m (10 ft)
Commercial Area Heavy Traffic at 90 m (300 ft)	--60--	Normal Speech at 1 m (3 ft)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

# 11. SAFETY

## Overview

The Safety Element provides the framework to reduce risks associated with a range of environmental and human-caused hazards that may pose a risk to life and property in Brentwood. Inclusion of the Safety Element in the General Plan is required by State law.

While the city's land, hillsides, and waterways are assets to the community, these features can present risks due to flood, geologic, and seismic hazards. In addition, human-caused risks, such as hazardous materials, can pose risks to community health and safety. Effective planning to prepare for and mitigate the adverse effects of these risks can help ensure that Brentwood maintains a high level of safety for its residents. The Safety Element includes goals, policies, and actions to protect residents, businesses, visitors, and land uses from hazards, and includes the following topics:

- Seismic and Geologic Hazards
- Flooding Hazards and Flood Protection
- Emergency Response and Disaster Preparedness
- Hazardous Materials

Background information regarding safety and hazards in Brentwood is presented in Chapters 4 and 5.5 of the General Plan Update Existing Conditions Report.

## Goals, Policies, and Actions

### Goal SA 1      Protect the Brentwood community from geologic and seismic hazards

- Policy SA I-1:**      Regulate development in areas of seismic and geologic hazards to reduce risks to life and property associated with earthquakes, liquefaction, erosion, landslides, and expansive soils.
- Policy SA I-2:**      Where feasible, require new development to avoid unreasonable exposure to geologic hazards, including earthquake damage, subsidence, liquefaction, and expansive soils.
- Policy SA I-3:**      Ensure that all new development and construction is reviewed by the City to ensure conformance with applicable building standards related to geologic and seismic safety.
- Policy SA I-4:**      Require geotechnical investigations to be completed prior to approval of any public safety facilities, such as fire stations, in order to ensure that these critical facilities are constructed in a way that mitigates site-specific seismic and/or geologic hazards.

### ***Seismic Hazards***

Seismic and geologic hazards in Brentwood include those related to earthquakes, steep slopes and landslides, erosion, and soil subsidence. Detailed background materials related to these topics are located in Section 5.5 of the Brentwood General Plan Existing Conditions Report.

- Policy SA I-5:** Ensure that critical facilities in Brentwood's Planning Area are designed and constructed to withstand the "maximum probable" earthquake and remain in service. Critical facilities include police stations, fire stations, hospitals, and other public or semi-public buildings that house critical first-responders or emergency management personnel.
- Policy SA I-6:** Development in areas subject to liquefaction shall be reviewed by qualified soils engineers and geologists prior to development in order to ensure the safety and stability of all construction (see Figure 5.5-2 in the General Plan Existing Conditions Report).
- Policy SA I-7:** Prevent land subsidence and maintain adequate groundwater supplies.
- Policy SA I-8:** Where alterations such as grading and tree or vegetation removal are made to hillside sites, rendering slopes unstable, planting of vegetation or other engineering means shall be encouraged to protect structures at lower elevations.
- Policy SA I-9:** The use of drought-tolerant plants for landscaping in hillside areas shall be encouraged as a means to eliminate the need for supplemental watering.
- Policy SA I-10:** An erosion and sediment control plan prepared by a civil engineer, or other professional who is qualified to prepare such a plan, shall be submitted as part of any grading permit application for new development. The erosion and sediment control plan shall delineate measures to appropriately and effectively minimize soil erosion and sedimentation, and shall comply with the design standards and construction site control measures contained in Chapter 15.52 (Grading, Erosion and Sediment Control) of the Brentwood Municipal Code.
- Policy SA I-11:** All structures and building foundations located within areas containing expansive soils shall be designed and engineered to comply with the most current version of the California Code of Regulations (CCR), Title 24.

### **Actions in Support of Goal SA 1**

**Action SA 1a:** *Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have standards established and recommendations shall be incorporated into development.*

**Action SA 1b:** *All building code requirements shall be adhered to so as to provide for maximum safety requirements. Inspections for compliance shall be made by the Community Development Department prior to approval for occupancy.*

**Action SA 1c:** *Require strict adherence to the requirements of the California Code of Regulations (CCR), Title 24 in all areas of the city and, during the development review process, ensure that public and critical use buildings shall not be located in areas susceptible to potential natural hazards.*

- 
- Action SA Id: Any critical use building shall meet earthquake codes and standards.
- Action SA Ie: Regularly review the structural integrity of all existing City facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.
- Action SA If: As part of the development review process, ensure development applications incorporate drainage and erosion standards identified in the Brentwood Municipal Code. Inspections by the Community Development Department and the Public Works Department will ensure compliance.
- Action SA Ig: When a change in natural grade or removal of existing vegetation is necessary, appropriate vegetative cover to stabilize slopes and reduce erosion shall be encouraged. This shall be accomplished through the development and design review process.
- Action SA Ih: Annually review revisions to the California Code of Regulations (CCR), Title 24 and consider adoption of updates that include new or revised measures to avoid or reduce the potential for damage to structures and facilities caused by seismic and other geologic hazards.
- Action SA Ii: As applications for building permits are received, identify and inspect seismically unsafe buildings and structures, including unreinforced masonry buildings.
- Action SA Ij: Explore programs and funding sources that would encourage, assist, or provide incentives to property owners to retrofit their buildings for seismic safety, such as the Unreinforced Masonry (URM) program.
- Action SA Ik: Monitor withdrawal of groundwater, oil, and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.
- Action SA Il: Regulate abandoned wells and the removal of abandoned underground irrigation and drainage systems.
- Action SA Im: Maintain an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, and projected dam failure inundation areas.

**Goal SA 2     Reduce risks to human life, property, and public services associated with flooding**

***Flood Zones***

Flood zones are geographic areas that the Federal Emergency Management Agency (FEMA) has defined according to varying levels of flood risk and type of flooding. These zones are depicted on the published Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM).

- Policy SA 2-1:** Support and participate in planning efforts undertaken at the regional, State, and Federal levels to improve flood management facilities throughout Contra Costa County.
- Policy SA 2-2:** Require all development projects to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for off-site flooding.
- Policy SA 2-3:** Ensure that construction activities will not result in adverse impacts to existing flood control and drainage structures.
- Policy SA 2-4:** For properties located within a flood hazard zone, as identified on the most recent FEMA floodplain map or identified by the California Department of Water Resources, the City shall not enter into a development agreement, approve any discretionary entitlement, tentative parcel map, parcel map, final map, or any ministerial permit that would result in the construction of a new residence unless flood protection findings consistent with the requirements of California Government Code Sections 65865.5, 65962, 66474.5 can be made and documented.
- Policy SA 2-5:** All new development within an identified floodplain shall be built according to Federal Emergency Management Agency standards.
- Policy SA 2-6:** Unless otherwise mitigated, require new structures to be located outside of the 100-year floodplain to the greatest extent feasible.
- Policy SA 2-7:** Monitor ongoing efforts by Federal and State agencies to update flood hazard maps within Brentwood and Contra Costa County.
- Policy SA 2-8:** Encourage and accommodate multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of Brentwood's streams, creeks, and wetland/riparian areas. Where appropriate and feasible, the City shall also encourage the use of flood and/or storm water retention facilities for use as groundwater recharge facilities.
- Policy SA 2-9:** Encourage flood control measures that respect natural drainage features, vegetation, and natural waterways, while still providing for adequate flood control and protection.
- Policy SA 2-10:** Continue efforts to reduce flooding potential, by working with the Contra Costa County Flood Control & Water Conservation District in upgrading and expanding the storm drainage system.



**Policy SA 2-11:** Ensure that new development or governmental action does not compound the potential for flooding.

**Policy SA 2-12:** Ensure that adequate drainage and erosion control measures are provided during construction of all new development.

### Actions in Support of Goal SA 2

Action SA 2a: Develop a Flooding and Drainage Master Plan that addresses the following, at a minimum:

1. Storm water and drainage improvements for all areas of the city that are needed to accommodate existing and planned growth;
2. Standards for on and off-site storm water and flooding improvements to ensure no adverse impacts to adjacent or nearby properties;
3. Standard measures to be used by new development to address localized flooding impacts;
4. Identification of areas for stream channel or flood control conveyance system enlargement and/or stabilization;
5. Operation, maintenance, and funding of flood control and drainage facilities; and
6. Opportunities for multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of the city's streams, creeks, and wetland/riparian areas.

Action SA 2b: During the annual preparation of the Capital Improvement Program (CIP), review the conditions of bridges, culverts, and other flood control and storm water conveyance infrastructure, and include necessary improvements within the CIP to ensure safety of persons in the city and adequate conveyance of flood waters.

Action SA 2c: Seek State and Federal funding for flood control and drainage infrastructure improvements.

Action SA 2d: Review the Brentwood Municipal Code, including Chapter 15.07 (Floodplain Management), and revise as necessary to ensure that development standards are consistent with the requirements of State law, including Government Code Section 65007. Development and building standards shall require the following:

1. New structures proposed for location within the 100-year floodplain shall be elevated one (1) foot or more above the 100-year flood elevation;
2. New construction in the 100-year floodplain shall be designed and constructed so that it does not contribute to cumulative flooding problems that could pose a hazard to surrounding property owners or the public;

3. Discourage extensive areas of impermeable surfaces within the 100-year floodplain and promote the use of permeable materials for surfaces such as driveways and parking lots; and
4. Ensure that new development within the 100-year floodplain includes all-weather access roads or other measures to ensure adequate access during a flood event.

Action SA 2e: Maintain unimproved drainage channels on a periodic basis.

Action SA 2f: As part of the development review process, require developers to prepare hydrological studies as necessary. Studies shall encompass the project site as well as the entire drainage area.

**Goal SA 3: Protect the safety of life and property throughout the Brentwood community by providing high quality emergency services**

- Policy SA 3-1:** Continue to maintain and implement the Emergency Operations Plan.
- Policy SA 3-2:** Provide an effective communications system to properly respond to emergencies.
- Policy SA 3-3:** Keep emergency access routes free of traffic impediments.
- Policy SA 3-4:** Coordinate with the Contra Costa County Sheriff and the California Standardized Emergency Management System (SEMS) to ensure coordinated local and State-level responses in the event of an emergency.
- Policy SA 3-5:** Ensure that all areas of the city are accessible to emergency response providers.
- Policy SA 3-6:** Continue to promote public safety through public education programs.
- Policy SA 3-7:** Maintain effective mutual aid agreements for fire, police, medical response, mass care, heavy rescue, and other functions as appropriate.
- Policy SA 3-8:** Clearly communicate to the public the City's plans, procedures, and responsibilities in the event of a disaster or emergency.
- Policy SA 3-9:** Encourage residents and community leaders to participate in disaster training programs, such as the Community Emergency Response Team (CERT) program.

**Emergency Preparedness**

Advanced emergency planning and preparedness can greatly assist in responding to natural disasters such as earthquakes, fires and floods, as well as human-caused disasters such as hazardous materials releases.

### Actions in Support of Goal SA 3

- Action SA 3a: Support regional earthquake preparedness activities such as strapping water heaters, organizing periodic citywide earthquake drills, providing first aid training and disaster preparedness classes to neighborhood groups, and encouraging residents and businesses to stockpile emergency food, water, and medical supplies.
- Action SA 3b: Support regional disaster planning and emergency response planning efforts, including the Multi-Jurisdictional Local Government Hazard Mitigation Plan for the San Francisco Bay Area.
- Action SA 3c: Encourage schools, neighborhood associations, mobile home park associations, and other interested groups to teach first aid and disaster preparedness, including Community Emergency Response Team (CERT) programs, Map Your Neighborhood programs, and other tools available to neighborhood and community groups to improve disaster preparedness.
- Action SA 3d: Provide opportunities for periodic and ongoing training, including refresher courses, for residents who have completed local community disaster preparedness training.
- Action SA 3e: Periodically review, maintain, and repair City roadways and emergency access routes, and provide signage, where necessary, to clearly identify emergency access routes.
- Action SA 3f: Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster.
- Action SA 3g: Develop and annually update an emergency contact list and emergency response information on the City's website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.
- Action SA 3h: Develop a public information program which will provide all citizens with access to needed information concerning disaster preparedness and safety.
- Action SA 3i: Conduct annual emergency response drills with key members of the City, local leaders, and emergency response personnel. The training should include the dissemination of information to the public regarding emergency response procedures, resources, and City responsibilities.
- Action SA 3j: Establish procedures to allow local citizens and community groups to utilize City-owned facilities to conduct disaster training and preparedness training programs.

**Goal SA 4      Protect citizens from dangers related to the movement, storage, and manufacture of hazardous materials**

***Hazardous Materials***

A hazardous material is a substance or combination of substances which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either (1) cause or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible illness; or (2) pose a substantial present or potential hazard to human health and safety, or the environment when improperly treated, stored, transported, or disposed of.

Hazardous materials are mainly present because of industries involving chemical byproducts from manufacturing, petrochemicals, and hazardous building materials.

- Policy SA 4-1:** Encourage producers and users of hazardous materials to reduce the amounts of hazardous materials generated.
- Policy SA 4-2:** Require hazardous waste generated within the city limits of Brentwood to be disposed of in a safe manner, consistent with all applicable local, State, and Federal laws.
- Policy SA 4-3:** Hazardous materials shall be stored in a safe manner, consistent with all applicable local, State, and Federal laws.
- Policy SA 4-4:** Coordinate with the East Contra Costa Fire Protection District to ensure that businesses in Brentwood which handle hazardous materials prepare and file a Hazardous Materials Business Plan (HMBP). The HMBP shall consist of general business information, basic information on the location, type, quantity, and health risks of hazardous materials, and emergency response and training plans.
- Policy SA 4-5:** Require compliance with Contra Costa County's Countywide Integrated Waste Management Plan as well as all of the Consolidated Unified Protection Agency (CUPA) program elements.

**Actions in Support of Goal SA 4**

- Action SA 4a: *Provide educational opportunities for generators of small quantity, household, and agricultural waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management and disposal.*
- Action SA 4b: *Provide a convenient program for the local disposal of household hazardous wastes at Brentwood's Solid Waste Transfer Station on a routine basis. The availability of the program should be widely publicized throughout the community.*
- Action SA 4c: *Work cooperatively with the East Contra Costa Fire Protection District to train local police and fire personnel in the specialized handling and cleanup procedures that are required for radioactive, toxic, and hazardous substance spills.*
- Action SA 4d: *Prepare and maintain an inventory of environmentally contaminated sites to educate future property owners about contamination from previous uses. The City shall work directly with property owners in the cleanup of these sites, particularly in areas with redevelopment potential.*

## 12. IMPLEMENTATION

For the General Plan to serve as an effective guide to achieving the City's vision for its future, it must be implemented and administered. The General Plan includes a number of actions that provide direction for how the City will implement the goals and policies within the body of the General Plan. In general, actions are spread throughout each of the elements, appearing immediately after the corresponding goals and policies.

Government Code Section 65400(a)(1) requires the City's planning agency (i.e., the Community Development Department) to make recommendations to the City Council that identify reasonable and practical means for implementation of the General Plan. The Community Development Department is also required to provide an annual report to the City Council, the State Office of Planning and Research (State Clearinghouse), and the State Department of Housing and Community Development that includes the status of the General Plan, the City's progress in the implementation of the General Plan, and the City's progress in meeting its allocation of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing. Table 12-1 (General Plan Implementation) is intended to serve as a tool for tracking implementation of the General Plan and preparing the annual report.

Table 12-1 identifies the general timing for the implementation of each action, the City department responsible for the action's implementation, and the status of the action.

For each of the actions listed below, the letters "A," "B," or "C," refer to a relative priority for implementation. More specifically, the letter A implies that the action will be implemented in the relatively short-term (most likely, 1 to 5 years). The letter B similarly implies a somewhat longer-term implementation, approximately 5 to 10 years. An action accompanied by the letter C indicates a longer-term implementation schedule, keeping in mind that the planning horizon for this document is the year 2035. In other cases, the reader may notice the use of the term "ongoing," which refers to actions already being undertaken by the City or those that are expected to continue on either a periodic or perpetual basis. The party or parties that are primarily responsible for implementing each action, whether a specific City department or, in some cases, an outside agency, are also indicated where applicable.

The implementation schedule includes some caveats. One is that many of these actions will require both staff and financial resources to implement, thus making them difficult to definitively schedule, given the annual nature of the budgetary process and changing priorities over the years. Another is that it is often difficult to clearly state the duration of tasks; therefore, estimated starting dates (priority levels) are presented for actions rather than completion dates. Finally, in some instances, the selection of priority level (A, B, or C) reflects the level of complexity and the level of effort required to implement an action rather than the importance of the action itself.

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TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/Timing	Status
<p><b>Action CIR 1a:</b> The City shall cooperate with other jurisdictions in Contra Costa County to reduce transportation congestion through the following actions:</p> <ol style="list-style-type: none"> <li>1. Participate in the Contra Costa Transportation Authority's Growth Management and Congestion Management Programs</li> <li>2. Continue to serve on the TRANSPLAN Committee</li> <li>3. Encourage public input into the congestion management planning process</li> <li>4. Participate in future updates to the East County Action Plan for Routes of Regional Significance</li> <li>5. Cooperate with CCTA and other jurisdictions in planning for intersections subject to Findings of Special Circumstance</li> <li>6. Coordinate with neighboring agencies in efforts to expand regional bicycle, pedestrian, and equestrian networks to meet anticipated demands</li> </ol>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action CIR 1b:</b> Complete the following roadway improvements to maintain the safety and efficiency of the current circulation system, and to support buildout of the General Plan.</p> <ol style="list-style-type: none"> <li>1. BUILDOUT TO CITY LIMITS               <ol style="list-style-type: none"> <li>a) Lone Tree Way/SR 4 S. Ramps – Reallocate eastbound lanes to two through lanes and two right-turn lanes.</li> <li>b) Lone Tree Way/O'Hara Boulevard – Widen the westbound approach to include a shared through/right-turn lane. Modify the signal to include a right-turn overlap phase on the eastbound approach.</li> <li>c) Lone Tree Way/Brentwood Boulevard – Modify signal to provide protected left-turns on the east and west legs. Eastbound: modify to provide left-turn, through, and right-turn lanes, and implement right-turn overlap signal phasing. Westbound: modify to provide a left-turn lane, through lane, and shared through/right-turn lane. Northbound: modify to provide dual left-turn, single through, and single through/right-turn lanes.</li> <li>d) Brentwood Boulevard/Grant Street – Modify signal to protected left-turn movements on the east and west legs. Eastbound: modify to provide one left-turn lane and one shared through/right-turn lane. Westbound: widen to provide single left-turn, through, and right-turn lanes.</li> <li>e) Sand Creek Road/Fairview Avenue – Widen the northbound approach to add a left-turn lane. Reconfigure the southbound approach to include left-turn, through, and shared through/right-turn lanes.</li> <li>f) Fairview Avenue/San Jose Avenue – Reconfigure east and west approaches to include single left-turn</li> </ol> </li> </ol>	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

## 12. IMPLEMENTATION

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/Timing	Status
<p>and single through/right-turn lanes. Modify signal to protected left-turn phasing on the east and west legs.</p> <p>g) Balfour Road/Brentwood Boulevard – Widen to provide an additional northbound left-turn lane and westbound right-turn lane.</p> <p>h) Walnut Boulevard between Armstrong Road and Vasco Road – Widen to two lanes in each direction.</p> <p>2. BUILDOUT TO THE PLANNING AREA (improvements in addition to those listed above)</p> <p>a) Lone Tree Way/Fairview Avenue – Modify signal to provide protected left-turn phasing on the north and south legs.</p> <p>b) Lone Tree Way/Brentwood Boulevard – Same improvements as identified above, plus widen the eastbound approach to include a second right-turn lane.</p> <p>c) Brentwood Boulevard/Grant Street – same improvements as identified above, plus widen the westbound and southbound approaches to include dual left-turn lanes. Widen the northbound approach to add a right-turn lane. Widen Sunset Road east of the intersection to provide two eastbound lanes, approximately to McHenry Lane.</p> <p>d) Sand Creek Road/SR 4 North – Add a second northbound right-turn lane.</p> <p>e) Sand Creek Road/O'Hara Avenue – Modify signal to provide right-turn overlap phases on the eastbound and westbound approaches.</p> <p>f) Balfour Road/Deer Valley Road – Signalize intersection and widen to provide a southbound left-turn pocket.</p> <p>g) Balfour Road/American Avenue – Widen to provide a westbound right-turn lane.</p> <p>h) Balfour Road/Fairview Avenue – Reconfigure northbound approach to include dual left-turn, single through, and shared through/right-turn lanes.</p> <p>i) Balfour Road/Walnut Boulevard – Modify signal to provide an eastbound right-turn overlap phase.</p> <p>j) Balfour Road/Brentwood Boulevard – Same improvements as identified above, plus widen the eastbound approach to provide two left-turn lanes, a through lane and a right-turn lane.</p> <p>The City Traffic Engineer may substitute one or more of the improvements listed above with other improvements</p>			



**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/Timing	Status
deemed to achieve acceptable operation.			
<p><b>Action CIR 1c:</b> The Public Works Department shall maintain a systematic pavement management program and identify and prioritize maintenance projects in the City’s CIP.</p> <ol style="list-style-type: none"> <li>Street maintenance should include upkeep and regular cleaning of bicycle routes to remove debris and repair poor pavement conditions that discourage bicycle riding</li> <li>The Pavement Management Program data system should address signage and pavement quality throughout the city</li> </ol>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action CIR 1d:</b> As part of the development review process, the Community Development Department and the Public Works Department shall review development projects to ensure that developers:</p> <ol style="list-style-type: none"> <li>Construct transportation improvements along property frontages when appropriate</li> <li>Address the project’s proportional-share of impacts to the City’s circulation network through payment of traffic mitigation fees</li> <li>Provide for complete streets to the extent feasible, facilitating walking, biking, and transit modes</li> <li>Fund traffic impact studies that identify on-site and off-site project effects and mitigation measures</li> <li>Provide adequate emergency vehicle access</li> </ol>	Community Development Department and the Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action CIR 1e:</b> Update the City’s Capital Improvement Program (CIP) to include, as appropriate, the roadway improvements necessary to support buildout of the General Plan.</p>	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action CIR 1f:</b> Routinely monitor the performance of the circulation network, optimizing traffic signals and utilizing Intelligent Transportation Systems (ITS) measures where beneficial to maximize efficiency of the existing network on a regular basis.</p>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action CIR 1g:</b> Provide staff support to regional agencies such as CCTA and Caltrans in the implementation of ITS measures that improve the efficiency of roadway and transit networks in east Contra Costa County.</p>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action CIR 1h:</b> Ensure regular monitoring of traffic accidents, traffic levels, and intersection capacity to update base data and respond to safety problems and changing conditions. Prioritize locations with high collision rates for safety improvements.</p>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action CIR 1i:</b> Continually seek opportunities to fund maintenance of and improvements to the circulation network, including the active pursuit by the Public Works Department of a wide range of grant sources overseen by MTC and</p>	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

## 12. IMPLEMENTATION

**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/Timing	Status
other agencies.			<i>Comments:</i>
<u>Action CIR 1j:</u> Establish specific TDM requirements for new development projects and consider making requirements sector-based (e.g., residential, commercial, industrial).	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 2a:</u> Review development applications to ensure compliance with the parks, trails, and recreation goals and policies in this General Plan and the Countywide Bicycle and Pedestrian Plan.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 2b:</u> Review traffic signal timing plans to ensure adequate crossing times for all users at signalized intersections.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 2c:</u> Review all transportation improvements to ensure installation in accordance with current accessibility standards.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Policy CIR 2d:</u> Regularly review transportation corridors to identify barriers encountered by persons with disabilities, including locations with damaged sidewalk surfaces and non ADA-compliant curb cuts and ramps, and address such obstacles in the Capital Improvement Program.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 2e:</u> Continue to include construction of bicycle and pathway facilities in the City’s Capital Improvement Program, prioritizing areas where gaps in the current network need to be filled.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 2f:</u> Ensure that bicycle loop detectors are present at traffic signals and clearly identified with stencils.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 2g:</u> Assist and coordinate with Tri Delta Transit in seeking funding to increase transit frequencies on key corridors, increase the hours of transit operation, and expand regular transit service in portions of Brentwood that have no public transit service. <ol style="list-style-type: none"> <li>1. New or modified routes that connect the Downtown area with major employment centers and Los Medanos College should be prioritized.</li> <li>2. New or modified routes connecting residential and employment-based uses to any future mass transit facility (i.e., eBART) should be coordinated to initiate with implementation of rail service.</li> </ol>	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/ Timing	Status
<u>Action CIR 2h:</u> Coordinate with the Contra Costa Transportation Authority, Contra Costa Health Services, Brentwood Union School District, and Liberty Union High School District to initiate development of Safe Routes to School Programs in Brentwood.	Community Development Department and the Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 2i:</u> Monitor national efforts to establish effective multimodal level of service standards for pedestrian, bicycle, and transit modes.	Community Development Department and the Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 2j:</u> Issue guidelines and incorporate assessment of multimodal LOS as a routine component of transportation impact analyses once the Public Works Department determines a multimodal LOS methodology that is deemed suitable for application in Brentwood.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 3a:</u> During the development review process, the Community Development Department shall review plans to ensure that projects include an interconnected network of streets and paths that facilitate non-auto modes for shorter trips, and disperse rather than concentrate traffic in residential neighborhoods.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 3b:</u> The Public Works Department shall review plans for new or modified intersections to ensure that the number of vehicle lanes is limited where possible to provide for moderate speeds and pedestrian and bicyclist safety, and that curb extensions are installed where appropriate to reduce driving speeds and shorten pedestrian crossing distances.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 3c:</u> The Public Works Department shall review its adopted street standards and update as necessary to achieve balanced roadway configurations that serve all users, and through design help to reinforce appropriate vehicle speeds for the surrounding land use context.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 4a:</u> Maintain and routinely update the City’s Development Fee Program to cover the cost of mitigating development’s share of improvements on non-regional and regional routes, as well as the cost of maintaining Brentwood’s identified service and/or performance standards.	Public Works Department and Finance and Information Systems Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 4b:</u> As part of the development review process, require new development to mitigate circulation impacts by making improvements to the motorized and non-motorized circulation networks as necessary, and in a fair manner with an established nexus between the level of impact and required improvements and/or contributions.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

## 12. IMPLEMENTATION

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/ Timing	Status
<u>Action CIR 4c:</u> Implement specified local actions for the City of Brentwood as identified in the East County Action Plan for Routes of Regional Significance in a timely manner.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIR 4d:</u> Participate in the Contra Costa Transportation Authority's conflict resolution process as needed to resolve disputes related to the implementation of the East County Action Plan for Routes of Regional Significance.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 1a:</u> Require new development to pay its fair share of the cost of on and off-site community services and facilities.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 2a:</u> Continuously monitor the condition of parks, trails, and recreation facilities throughout the community and prioritize the rehabilitation of existing facilities that serve the greatest number of residents.	Parks and Recreation Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 2b:</u> Prepare and maintain a parks, trails, and recreation facilities development and funding schedule based on periodic assessments of community needs and the condition of existing facilities.	Parks and Recreation Department and Finance and Information Systems Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 2c:</u> Investigate and pursue a diverse range of funding opportunities for parks, trails, and recreation facilities, including but not limited to, grants, joint use/management strategies, user fees, private sector funding, assessment districts, homeowners' associations, non-profit organizations, funding mechanisms for the maintenance of older parks, and management assistance through Federal, State, and regional partnerships.	Parks and Recreation Department and Finance and Information Systems Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 2d:</u> Develop and maintain a comprehensive Parks and Landscape Standard Plans and Specifications document for parks, trails, and recreation facilities. The Parks and Landscape Standard Plans and Specifications document should address, at a minimum, the following: <ul style="list-style-type: none"> <li>○ Facility size and service area</li> <li>○ Location</li> <li>○ Site characteristics</li> </ul>	Parks and Recreation Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/Timing	Status
<ul style="list-style-type: none"> <li>○ Basic design elements</li> <li>○ Optional design elements</li> <li>○ Accessibility standards</li> <li>○ Utility and infrastructure requirements</li> <li>○ Maintenance requirements</li> </ul> <p>Development standards shall be included for all types of parks, trails, and recreation facilities, including neighborhood parks, community parks, sports parks, special use parks, trails, natural open space, and detention basins managed by the City.</p>			
<p><b>Action CSF 2e:</b> Conduct periodic assessments of the City’s parks, trails, and recreation facilities and provide periodic reports to the City Council. The reports should include an assessment of the condition of existing facilities, a summary of future and pending facility development, recent accomplishments, and a summary of future goals and priorities.</p>	Parks and Recreation Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action CSF 2f:</b> Periodically review, and if necessary update, the City’s Parks and Recreation Development Impact Fees in order to ensure that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.</p>	Parks and Recreation Department, Public Works Department, and Finance and Information Systems Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action CSF 2g:</b> Continuously monitor the rate of development and population growth in Brentwood in order to ensure that the City maintains a minimum overall ratio of 5 acres of parkland for every 1,000 residents.</p>	Parks and Recreation Department and Finance and Information Systems Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action CSF 2h:</b> Implement a wide range of public outreach programs, including the City’s website, newsletters, and other emerging communications technologies to keep the public informed about available parks, trails, and recreation facilities, programs, and services.</p>	Parks and Recreation Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action CSF 2i:</b> Conduct periodic public surveys to ascertain the parks, trails, and recreation needs of the community.</p>	Parks and Recreation Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

## 12. IMPLEMENTATION

**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/ Timing	Status
<u>Action CSF 2j:</u> Prioritize the acquisition and development of a large area of land for a regional type multi-purpose park/recreational facility in Brentwood. The land and facility should accommodate development of a large-scale community park and provide opportunities to attract regional events (i.e., rodeos, carnivals, festivals, etc.).	Parks and Recreation Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 2k:</u> Continue to pursue joint-use of schools and detention facilities to supplement the parks, trails, and recreation needs of the community.	Parks and Recreation Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 3a:</u> Continue to require preparation of an annual Police Department Benchmark Report, as amended periodically.	Police Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 3b:</u> In conjunction with the annual Police Department Benchmark Report, further develop and refine best practices to assess, monitor, and maintain the Police Department’s organizational performance goals and monitor police staffing levels. The assessment categories related to adequate police staffing could include but are not limited to: <ol style="list-style-type: none"> <li>1. Crime rates</li> <li>2. Response times</li> <li>3. Clearance rates</li> <li>4. Population</li> <li>5. Police department workload</li> <li>6. Financial resources</li> <li>7. Performance standards</li> </ol>	Police Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 3c:</u> As part of the development review process, consult with the Police Department in order to ensure that the project design facilitates adequate police staffing and that the project addresses its impacts on police services.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 3d:</u> Continue to implement community-based police outreach services and programs, including but not limited to, neighborhood watch, volunteers in police service (VIPS), and crime and safety needs of seniors (TRIAD).	Police Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 4a:</u> Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/Timing	Status
<p><u>Action CSF 4b:</u> As part of the City’s existing development review process for new projects, the City will continue to refer applications to the East Contra Costa Fire Protection District for determination of the project’s potential impacts on fire protection services. Requirements will be added as conditions of project approval, if appropriate.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CSF 4c:</u> If the community experiences a decrease or decline in fire protection service levels, the City should establish a formal fire study program to review opportunities to improve fire protection services within Brentwood. If established, the fire study program should include, but not be limited to, the following:</p> <ol style="list-style-type: none"> <li>1. A public outreach process and educational program to assist in the development of the fire study program;</li> <li>2. Public input on local fire protection services, funding, and alternatives;</li> <li>3. Identification of fire response times, service levels, and standards for the proximity of fire stations to urban development that are necessary to provide the City’s desired level of fire protection;</li> <li>4. Opportunities for new and/or additional funding sources for fire protection services;</li> <li>5. Opportunities for an increased City role in the provision of fire protection services;</li> <li>6. A range of options and alternatives to improve fire protection services in Brentwood;</li> </ol> <p>Analysis of the financial and logistical feasibility of the establishment of a City fire department or a joint powers authority, if deemed appropriate, consisting of the City and neighboring jurisdictions.</p>	City Administration	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CSF 5a:</u> Continue to coordinate with the school districts to ensure the adequate provision of school and related facilities to serve existing and future development and support the establishment of a School Facility Master Plan. The City should work with the local school districts to develop criteria for the designation of school sites and consider a range of opportunities available to reduce the cost of land for school facilities. Such opportunities may include, but are not limited to, designating lands as School (SCH) on the General Plan Land Use map when future school sites are identified in the adopted School Facility Master Plan. The City shall encourage the local school districts to comply with City standards in the design and landscaping of school facilities.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CSF 5b:</u> Require new development to pay applicable school facility impact fees and work with developers and the school districts to ensure that adequate school and related facilities will be available.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CSF 5c:</u> Establish review and collaboration procedures to include the local school districts in the development review process. The procedures should establish mechanisms to receive input from the local school districts prior to approval of new development projects in order to explore opportunities to provide new school facility sites in appropriate locations, and ensure that adequate school facilities are available to meet the demands of new development projects.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

## 12. IMPLEMENTATION

**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/ Timing	Status
<u>Action CSF 5d:</u> Identify partnership opportunities between municipalities, other agencies, and library support organizations to expand library facilities, resources, and/or services.	Parks and Recreation Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 5e:</u> Pursue joint-use agreements with schools, social service agencies, cultural institutions, and other community organizations to extend library and other public services to populations that may otherwise not be served.	Parks and Recreation Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 5f:</u> Establish an innovative approach to funding cultural, community, and library facilities and/or services, in addition to State and Federal grants and loans. The City should establish mechanisms to allow gifts and dedication of land and facilities by individuals, local businesses, and national corporations.	City Administration	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 5g:</u> Encourage the planning and implementation of a cultural and performance arts program, facilities, and operations.	Parks and Recreation Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 5h:</u> Coordinate with local cultural programs, such as the Liberty Union High School District Performing Arts Center, to support their promotion on a regional basis.	Parks and Recreation Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 5i:</u> Identify partnership opportunities between the City and local volunteers to undertake projects that educate and inform the public about the City's historical and cultural background.	Parks and Recreation Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CSF 5j:</u> Periodically review the Brentwood Municipal Code to ensure that it is consistent with State law in terms of providing for residential care facilities.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 1a:</u> Review all development proposals involving unincorporated land within the jurisdiction of Contra Costa County, and within or adjacent to the Sphere of Influence or Planning Area, to ensure adequate preservation of community separators and open space resources.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 1b:</u> Adopt an ordinance that specifies standards and responsibilities for the maintenance of private open space lands within the city limits. The standards should include provisions for public access, habitat management, water quality protection, safety, and aesthetics.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 1c:</u> Implement a coordinated and cost-effective plan for City management and maintenance of	Public Works	A	<input type="checkbox"/> Complete



TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/ Timing	Status
publicly-owned open space within the city limits.	Department		<input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 2a:</u> Continue to implement Chapter 8.01 (Right to Farm) of the Brentwood Municipal Code in order to protect farming uses from encroaching urban uses and to notify potential homebuyers of nearby agricultural operations.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 2b:</u> Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 2c:</u> Amend Title 17 (Zoning) of the Brentwood Municipal Code to include specific agricultural buffer requirements for residential and sensitive land uses (i.e., schools, day care facilities, and medical facilities) that are proposed near existing agricultural lands in order to protect the associated agricultural operations from encroachment by incompatible uses. Buffers shall generally be defined as a physical separation, depending on the land use, and may consist of topographic features, roadways, bike/pedestrian paths, greenbelts, water courses, or similar features. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of agricultural land.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 2d:</u> Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 2e:</u> Work with Contra Costa County to establish and implement consistent policies for agricultural lands in Brentwood's Planning Area that prioritize the preservation of agricultural lands and support ongoing agricultural activities.	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 2f:</u> Continue to implement, and periodically review/update as necessary, Chapter 17.730 (Agricultural Preservation Program) of the Brentwood Municipal Code.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 2g:</u> Continue to implement the Agricultural Enterprise Implementation Plan to assist local farmers with a variety of programs that facilitate infrastructure improvements, business ventures, and other initiatives to grow the agricultural industry in and around Brentwood.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 2h:</u> Coordinate with groups such as the Agricultural-Natural Resources Trust of Contra Costa County (ANRT), the Brentwood Agricultural Land Trust (BALT), and Harvest Time in Brentwood in order to fund agricultural	Community Development	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

## 12. IMPLEMENTATION

**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/ Timing	Status
easements, programs that protect agricultural lands, and programs that provide marketing assistance and economic support to local farmers.	Department		<i>Comments:</i>
<u>Action COS 2i:</u> Develop a program to provide additional support for agricultural tourism, u-pick farms, and other agricultural activities that serve as a regional draw to Brentwood and enhance its agricultural heritage.	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 3a:</u> Require new development, as well as infrastructure projects, long-range planning projects, and other projects, to comply with the requirements of the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan to ensure that potentially significant impacts to special-status species and sensitive resources are adequately addressed	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 3b:</u> Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 3c:</u> Develop CEQA Thresholds of Significance to assist staff, project applicants, and decision-makers in determining whether a project may have a significant effect on the environment under Section 21082.2 of the California Environmental Quality Act (CEQA).	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4a:</u> Coordinate with interested public and private entities to create new and expanded public access trails along creeks and streams that connect to parks and open space areas within Brentwood’s Planning Area.	Parks and Recreation Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4b:</u> Continue to identify which storm water and drainage facilities are in need of repair and address these needs through the City’s Capital Improvement Program.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4c:</u> Utilize existing regulations and procedures, including but not limited to, the Zoning Ordinance and the environmental review process, in order to conserve wetlands and riparian habitat within the city limits and the Planning Area.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4d:</u> Coordinate with the California Department of Fish and Wildlife, Contra Costa County, and local watershed protection groups to identify potentially impacted aquatic habitat within Brentwood’s Planning Area and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to creeks, streams, and other waterways.	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action COS 4e:</u> Continue to implement, and periodically review/update as necessary, Chapter 15.52 (Grading, Erosion and Sediment Control) of the Brentwood Municipal Code. The City shall review projects to ensure that best management practices are implemented during construction and site grading activities, as well as in project design to reduce pollutant runoff into water bodies.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4f:</u> Explore revising Title 17 (Zoning) of the Brentwood Municipal Code to include standards for creek setbacks and the protection of riparian habitat along creek corridors. The standards should include minimum setback requirements, site design standards, and requirements for the ongoing maintenance of creek and riparian habitat on public and private lands.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4g:</u> Update the Creek Trails and Revegetation Master Plan. Solicit public input during the preparation of the update, and include outreach efforts to community organizations with knowledge of and interest in key issues associated with local creeks, trails, and habitat restoration.	Parks and Recreation Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4h:</u> Encourage volunteer-based programs that organize community creek restoration and/or clean-up events and provide public education regarding the benefits of city and regional water resources.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 4i:</u> Provide a conservation page (or similar page) on the City’s website that provides links to resource agencies (i.e., CDFW, USFWS, USACE, etc.) and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 5a:</u> Work with property owners to develop reclamation plans for areas with mineral resources.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 5b:</u> Continue to implement, and periodically review/update as necessary, Chapter 17.680 (Oil and Gas Production) of the Brentwood Municipal Code.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 5c:</u> Identify and evaluate areas within Brentwood’s Planning Area with potential resource value, including oil, gas, sand, and gravel.	Community Development Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 6a:</u> Explore the development of an historic Brentwood program to identify historic resources, encourage landowners to voluntarily preserve and rehabilitate historical structures, and provide a coordinated approach to draw visitors and tourists to these areas.	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

## 12. IMPLEMENTATION

**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/ Timing	Status
<p><b>Action COS 6b:</b> Develop guidelines for remodels of potentially historic residential structures to ensure that the character and individuality of such residences is maintained. The guidelines should address:</p> <ol style="list-style-type: none"> <li>1. Design styles, age of home, and other criteria to determine applicability of the guidelines.</li> <li>2. Exterior features that are important and covered by the guidelines (e.g., siding and exterior finishes, windows, doors, roofs, porches, garages, outbuildings, and streetscapes).</li> <li>3. Standards for modifications and renovation, including the extent of changes that can occur.</li> <li>4. Activities that are exempt from the guidelines, such as interior improvements and routine maintenance and repair.</li> </ol>	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action COS 6c:</b> Collaborate with the Chamber of Commerce and other interested community groups to support and promote community festivals and events.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action COS 6d:</b> Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action COS 6e:</b> Require all new development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:</p> <ol style="list-style-type: none"> <li>1. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Director shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Director.</li> <li>2. If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Director and the Contra Costa County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director.</li> </ol>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action COS 7a:</b> Require assessment of critical public views and ridgelines as part of the project review process in order to ensure that projects protect natural resources through proper site planning, building design, and landscaping.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/Timing	Status
<p><b>Action COS 7b:</b> Develop and adopt a hillside grading and development ordinance. The ordinance should include standards for slope stability, building heights, lot coverage, ridgeline and site line protection, drainage, revegetation, erosion control, emergency vehicle access, and other standards determined to be applicable by the City.</p>	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action COS 8a:</b> Review all new industrial and commercial development projects for potential air quality impacts to residences and other sensitive receptors. The City shall ensure that mitigation measures and best management practices are implemented to reduce significant emissions of criteria pollutants.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action COS 8b:</b> Review development, infrastructure, and planning projects for consistency with BAAQMD requirements during the CEQA review process. Require project applicants to prepare air quality analyses to address BAAQMD and General Plan requirements, which include analysis and identification of:</p> <ol style="list-style-type: none"> <li>1. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.</li> <li>2. Potential exposure of sensitive receptors to toxic air contaminants.</li> <li>3. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.</li> <li>4. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.</li> </ol>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action COS 8c:</b> Prepare and adopt a Climate Action Plan. The Climate Action Plan should include the following components:</p> <ol style="list-style-type: none"> <li>1. A baseline greenhouse gas (GHG) emissions inventory</li> <li>2. An adopted GHG emissions reduction target of at least 15% below the business-as-usual projections by 2020</li> <li>3. GHG reductions measures that apply to community wide operations, City operations, and future development projects</li> <li>4. An implementation and monitoring program</li> </ol>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action COS 8d:</b> Work with Contra Costa County and the Bay Area Air Quality Management District to implement programs aimed at improving regional air quality.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action COS 8e:</b> Adequate buffers between new industrial uses and sensitive receptors shall be required to avoid potential air quality and nuisance impacts.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

## 12. IMPLEMENTATION

**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/ Timing	Status
<u>Action COS 8f:</u> Provide a conservation page (or similar page) on the City’s website that provides links to resource agencies (i.e., CARB, BAAWMD, EPA, etc.) and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information, including methods for pollution prevention such as reduced air pollutant and greenhouse gas emissions through use of alternative forms of transportation (i.e., bicycling, pedestrian, transit), through reducing wood-burning activities using EPA-certified wood-burning devices, etc.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 9a:</u> Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 standards as well as the energy efficiency standards established by the General Plan and the Brentwood Municipal Code.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 9b:</u> Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 9c:</u> Explore amending the Brentwood Municipal Code to incentivize the use of small-scale renewable energy facilities and, where appropriate, to remove impediments to such uses.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 9d:</u> Develop and provide incentives to developers and businesses that use reclaimed water and other non-potable water for landscaping.	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 9e:</u> Continue to implement Chapter 17.630 of the Brentwood Municipal Code, particularly as it relates to water conservation efforts.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 9f:</u> Provide a conservation page (or similar page) on the City’s website that provides links to resource agencies and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information, including recycling guidance for single family residences, businesses, and apartments, opportunities for reuse of materials, a description of how to compost, and a description of methods to reduce water use, such as appropriate reuse and recycling of water, water conservation measures, and xeriscaping.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action COS 9g:</u> Develop a list of drought-tolerant and native plants appropriate for use in Brentwood and review development projects for adherence to this list.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/ Timing	Status
			<i>Comments:</i>
<u>Action ED 1a:</u> Continue to implement and update, as necessary, the City’s Comprehensive Economic Development Strategy to ensure that targeted industries are regularly reviewed for relevance and to ensure that an overall approach to branding and marketing is identified and carried out.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 1b:</u> Maintain City liaison with existing industries to provide direct communications on issues of concern to industry, so as to enhance opportunities to retain existing businesses by effectively responding to concerns, increase opportunities to fill employment vacancies with local job-seekers, and increase local employment opportunities for Brentwood residents.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 1c:</u> Maintain and improve promotional efforts, including direct marketing, informational brochures, and provision of comprehensive information, including unique characteristics of Brentwood and its labor force, local and regional demographics, market trend and high-demand sector research, business sites available for lease or sale, business lands available for development, and information on working with the City (i.e., permitting process and City programs to assist business).	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 1d:</u> Establish, as a high priority, the development of public infrastructure and facilities that are necessary to serve planned major employment centers (i.e., Sand Creek Road/SR 4, Balfour Road/SR 4, Lone Tree Way/SR 4, Marsh Creek Road/Vasco Road/SR 4, the future Los Medanos College campus, and Walnut Boulevard/Vasco Road), prioritizing improvements based on the near-term development potential of a specific area, and identify infrastructure needs to provide infrastructure and services to targeted employment centers.	Community Development Department and Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 1e:</u> Explore financing and funding programs, including the establishment of a reserve or set-aside fund, for the advance development of public infrastructure and facilities that are necessary to serve planned major employment centers.	Community Development Department and Finance and Information Systems Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 1f:</u> Develop a local coalition of support (both public and private) for the construction of improvements to regional roadways, rail transit extensions and facilities, and other alternative transportation systems as a means to attract large-scale employers and regional retail users.	Community Development Department and Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 1g:</u> Continue coordination with local business organizations in order to encourage on-going efforts to attract new business and support existing businesses.	Community Development		<input type="checkbox"/> Complete <input type="checkbox"/> In progress

## 12. IMPLEMENTATION

**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/Timing	Status
	Department		<i>Comments:</i>
<u>Action ED 1h:</u> Identify employment training needs of Brentwood residents, and identify compatible job training programs. Training programs should focus on opportunities to place local residents in workforce positions located within Brentwood.	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 2a:</u> Through market research and business outreach efforts, identify target industries and businesses and create a marketing program to actively solicit and bring a diverse range of companies to Brentwood. Potential target industries include health care, medical device manufacturing, solar, energy-based, and green/clean-tech industries, agricultural enterprises, retail, professional and business services, educational services, and machinery and short-run manufacturing.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 2b:</u> Periodically review and update the Zoning Ordinance to ensure that the appropriate land use designations can accommodate the space needs for new and emerging technologies and research and development uses, such as production, testing, and laboratory areas.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 2c:</u> Identify tax incentives, bonds, assistance programs, and other benefits to attract a desirable, diverse range of companies to Brentwood.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 2d:</u> Work with the business and development community to attract private investment to priority development sites, utilizing incentives such as land write-downs, site preparation, low interest loans, and public improvements.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 2e:</u> Annex new commercial, industrial, and jobs-generating areas as needed to provide inventory for several years' growth.	Community Development Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 2f:</u> Develop regional partnerships with neighboring cities, the county, and local agricultural operators to create a marketing and branding strategy that is aimed at increasing agri-tourism and the sale of locally growth agricultural products.	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 3a:</u> Develop City liaison with existing industries to provide direct communications on issues of concern to industry, so as to enhance opportunity to retain existing businesses by effectively responding to concerns.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>



TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/ Timing	Status
<u>Action ED 3b:</u> Enhance the appearance of declining retail space in the Downtown and Brentwood Boulevard Specific Plan area by providing incentives to property owners and businesses wishing to upgrade their appearance.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 3c:</u> Periodically review the Zoning Ordinance to ensure that there are no unnecessary impediments to improvements of existing businesses, establishment of home-based and start-up businesses, or development of co-working spaces and small business incubators.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 3d:</u> Regularly review the need for various loan programs to help merchants fix stores and facades and for businesses to improve public frontages and apply for available Federal, State, and other grant and loan programs, where appropriate and feasible, that would assist Brentwood businesses with improvements and expansion.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 3e:</u> Support local programs that offer technical assistance to local business owners, including seminars, marketing, consulting, and other key services.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 4a:</u> Periodically review and update, as necessary, the Downtown Specific Plan to ensure that its implementation is meeting the City’s goals for Downtown and that it ensures the desired unique characteristics of Downtown.	Community Development Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action FI 1a:</u> Annually review and adjust user fees to ensure that they reflect the full cost (or the percentage of full cost as approved by the City Council) of providing services.	Finance and Information Systems Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action FI 1b:</u> Require development projects to prepare a fiscal analysis of potential effects on the City’s revenue generation and cost of services, when the City Treasurer determines there is potential for significant negative fiscal impacts, and condition project approval upon establishment of revenue enhancement mechanisms if necessary to prevent adverse fiscal impacts.	Community Development Department and Finance and Information Systems Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action FI 1c:</u> Regularly review the City’s Comprehensive Economic Development Strategy and the Land Use Element, using the City’s Fiscal Model to forecast potential development outcomes, to ensure that the strategy provides an adequate employment and revenue base.	Community Development Department and Finance and Information Systems	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

## 12. IMPLEMENTATION

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/Timing	Status
<u>Action FI 1d:</u> Consider annexation of targeted jobs-generating areas, reviewing and ensuring that any annexation provides a fiscal benefit to the City.	Department Community Development Department and Finance and Information Systems Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action FI 1e:</u> Investigate and implement, where appropriate, new revenue sources, particularly those which will not add to the tax or fee burden of residents or businesses.	Community Development Department and Finance and Information Systems Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action FI 1f:</u> Develop and implement a residential growth management program to ensure that jobs-related impacts created by new residential growth are addressed in the form of providing appropriate funding for infrastructure that is directly linked to job creation.	Community Development Department and Finance and Information Systems Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action FI 1g:</u> Identify areas with existing public service capacity and prioritize for development.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action FI 1h:</u> Provide appropriate incentives for infill and redevelopment projects that have the potential to revitalize existing neighborhoods or commercial areas.	Community Development Department and Finance and Information Systems Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action FI 2a:</u> Update the General Fund Fiscal Model as necessary to address desired level of service standards, changes in land use and growth projections, changes in employee compensation costs, and projected changes in revenue sources.	Finance and Information Systems Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action FI 2b:</u> Annually review the City's various fee programs to ensure that future demand levels and necessary	Finance and	Ongoing	<input type="checkbox"/> Complete

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/ Timing	Status
improvements and facilities to provide adequate service levels are addressed.	Information Systems Department		<input type="checkbox"/> In progress <i>Comments:</i>
<u>Action FI 2c:</u> Regularly review established level of service standards and performance measures, identifying potential methods for streamlining services and reducing costs while maintaining desired levels of service.	Finance and Information Systems Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action FI 2d:</u> Review methods to address unfunded liabilities, including those associated with City employees and retirees.	City Administration and Finance and Information Systems Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action IF 1a:</u> Periodically review and update the various City master plans for the provision and/or extension of public services to serve existing and future development. These plans include, but are not limited to, the Water Master Plan, the Wastewater Master Plan, and the Capital Improvement Program.	Public Works Department	B	
<u>Action IF 1b:</u> Develop and regularly update a comprehensive plan which establishes priorities and corrects existing inadequacies in the City's infrastructure system.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action IF 1c:</u> As part of the development review process, determine the potential impacts of development and infrastructure projects on public infrastructure, and ensure that new development contributes its fair share toward necessary on and off-site infrastructure, as described in the Growth Management Element of the General Plan.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action IF 1d:</u> Through development review, ensure that infrastructure is adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action IF 1e:</u> Identify and apply for Federal, State, and regional funding sources set aside to finance infrastructure costs.	Community Development Department and Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action IF 1f:</u> Develop and regularly update a comprehensive financing plan to accommodate the construction of master planned infrastructure.	Finance and Information Systems	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

## 12. IMPLEMENTATION

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/ Timing	Status
	Department		
<u>Action IF 1g:</u> Periodically update the City’s website to ensure that the public has access to current and accurate information regarding infrastructure services provided by the City.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action IF 2a:</u> Routinely assess the City’s ability to meet demand for potable water by periodically updating the Water Master Plan.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action IF 2b:</u> Explore additional permanent water sources through, and contract with, agencies that may have surplus water availability, such as the Contra Costa Water District, the East Bay Municipal Utility District, the East Contra Costa Irrigation District, and other potential sources.	Public Works Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action IF 2c:</u> Regularly review and update the City’s water conservation strategy to be consistent with current best management practices for water conservation, considering measures recommended by the State Department of Water Resources, the California Urban Water Conservation Council, and the Contra Costa Water District.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action IF 3a:</u> Periodically review and update the Wastewater Master Plan.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action IF 3b:</u> Continue to explore alternative uses of recycled wastewater, including irrigation, dust control, soil compaction, fire protection, and investigate new technology for the use of recycled water as it is being developed.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action IF 5a:</u> Periodically review and update the City’s Source Reduction and Recycling Element.	Public Works Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 1a:</u> Update the City’s Zoning Map to be consistent with the land use designations shown on Figure LU-1.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 1b:</u> Review the standards provided in the Zoning Ordinance (Chapter 17 of the Brentwood Municipal Code) and amend as necessary for consistency with General Plan policies and allowed uses, including, but not limited to: <ol style="list-style-type: none"> <li>1. Establish a zoning district for the Mixed Use Pedestrian Transit land use designation. The standards shall</li> </ol>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/Timing	Status
<p>be consistent with the standards and allowed uses identified in Policy LU 1-2.</p> <ol style="list-style-type: none"> <li>2. Either combine the Commercial Office Residential (COR) district and the newly-created Mixed Use Pedestrian Transit district into a single district that accommodates the range of residential and commercial uses allowed in the Mixed Use Pedestrian Transit land use designation.</li> <li>3. Revise the R-1 district to allow for residential development at a maximum density of 5 units per gross acre.</li> <li>4. Revise the R-2 district to allow for residential development at a maximum density of 11 units per gross acre.</li> <li>5. Revise the R-3 district to allow for residential development at a maximum density of 20 units per gross acre.</li> <li>6. Create an R-4 district to accommodate the Residential-Very High Density land use designation, with a maximum density of 30 units per gross acre.</li> </ol>			
<p><b>Action LU 1c:</b> Prioritize the processing of development applications for infill, underutilized, or vacant parcels designated for urban uses over those projects requiring annexation.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action LU 1d:</b> Annexation proposals shall be evaluated in the development review process and acted upon in accordance with the criteria set forth in this General Plan.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action LU 1e:</b> Review and periodically amend, as needed, the existing boundary agreement with the City of Antioch. Prioritize the placement of SPA 2 within Brentwood’s planned expansion boundary.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action LU 1f:</b> Coordinate with the City of Oakley to establish and adopt a boundary agreement. The boundary agreement should address the Spheres of Influence for both cities, development patterns and land use plans near the cities’ boundaries, land use compatibility, roadway improvement plans, and agricultural preservation.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action LU 1g:</b> Coordinate with Contra Costa County and the cities of Antioch and Oakley to review development proposals within the Brentwood Planning Area to ensure that future development projects in the Planning Area are compatible with surrounding land uses, and do not result in adverse impacts to Brentwood.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action LU 2a:</b> Utilize density transitions in order to protect the integrity of existing land use patterns and minimize the impacts on existing uses and residents. It shall be City policy:</p> <ol style="list-style-type: none"> <li>1. To locate lower residential densities adjacent to open space, areas of agricultural use, and existing lower density residential areas;</li> </ol>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/ Timing	Status
<p>2. To locate higher residential densities in proximity to services, transit, and/or employment activity centers; and</p> <p>3. To require buffer lots in new residential developments that abut or face existing large residential lots as follows:</p> <ul style="list-style-type: none"> <li>a. lot sizes within new development shall be compatible with lot sizes in adjacent existing development;</li> <li>b. proposed lots facing or abutting existing residential lots zoned Ranchette Estate (RE) or of one acre or more shall have a minimum area of 20,000 square feet;</li> <li>c. proposed lots facing or abutting existing residential lot sizes of one-half acre but less than one acre shall have a minimum area of 10,000 square feet;</li> <li>d. no more than two buffer lots shall abut an existing large lot;</li> <li>e. the Zoning Ordinance shall be amended to include standards for the design of new two-story dwelling units on lots that serve as buffer areas adjacent to existing large residential lots; and</li> <li>f. buffering shall include open space, trails, greenbelts, pasture land, or any other compatible use.</li> </ul> <p>4. At the discretion of the Planning Commission during the tentative subdivision map review process, the density transition policy may be modified, following the adoption of specified findings, under one or more of the following circumstances:</p> <ul style="list-style-type: none"> <li>a. When the adjacent property has a land use and/or zoning designation that would enable the future subdivision of the adjacent property into lots of a size similar to those planned in the proposed subdivision, even though the property owner has no present intentions to subdivide their property.</li> <li>b. When the adjacent property is or will be separated by at least 120 feet of right-of-way or a proposed arterial street that includes a 30 foot wide parkway.</li> <li>c. When the adjacent property is separated by a natural or man-made barrier (i.e., a creek, streambed, river, drainage basin, canal, or similar passageway).</li> </ul> <p>When there is a proposal to deviate from the density transition policy, the developer shall make a good faith effort to acquire a letter from all neighboring and/or affected parcel owners outlining their positions, either in favor of or in opposition to the modification in the density transition policy.</p> <p>Any Planning Commission approved exceptions to this policy shall necessitate review and approval of the entire tentative subdivision map by the City Council.</p>			
<p><u>Action LU 2b:</u> Calculate residential densities by gross acre, as outlined in Policy LU 1-2 of this Land Use Element.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 2c:</u> Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing development or neighborhoods.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/ Timing	Status
<u>Action LU 2d:</u> Utilize the General Plan and Zoning Ordinance to provide for large lot single-family residential development.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 2e:</u> Locate medium and high density residential development near activity centers, employment centers, and major transportation corridors.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 2f:</u> Through the development review and permit process, ensure that residential developments meet the minimum density requirement stipulated on the Land Use Map in order to ensure that Brentwood has an ample number of housing units to meet all of its housing needs.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 2g:</u> Collaborate and coordinate with the local school districts to assist in the identification of suitable future school sites, and provide assistance through land use and zoning actions to aid the school districts in the procurement and entitlement of future school sites.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 3a:</u> Retain and emphasize an intensification of retail, office, and entertainment uses in the Downtown. Encourage office, civic, and cultural uses to locate Downtown and emphasize the integration of these high-activity uses.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 3b:</u> Concentrate major office uses along State Route 4 near the Lone Tree Way, Balfour Road, and Marsh Creek Road interchanges.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 3c:</u> As part of the City’s development review process, continue to ensure that commercial projects are designed to minimize conflicts between commercial and residential uses. Review of commercial projects should ensure that the following design concepts are avoided in projects that abut residential areas: <ol style="list-style-type: none"> <li>1. Inappropriate building scale and/or siting on the lot,</li> <li>2. Excessive noise due to long hours of operation or inappropriate location of accessory structures,</li> <li>3. Excessive glare or excessive impacts from light sources onto adjacent properties, and</li> <li>4. Unnecessary loss of community and environmental resources (archaeological, historical, ecological, recreational, etc.).</li> </ol>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 4a:</u> Preserve, enhance, and restore selected existing natural habitat areas.	Community Development	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/Timing	Status
	Department		<i>Comments:</i>
<u>Action LU 4b:</u> Create new wildlife habitat areas in appropriate locations, which serve multiple purposes.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 5a:</u> Continue to designate agricultural lands to the south and east of the city limits as Agricultural Conservation on the Land Use Map.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 5b:</u> Coordinate with Contra Costa County to encourage and facilitate a variety of agricultural enterprises on lands identified as the Agricultural Enterprise Area in the Brentwood General Plan. Agricultural uses within this area should be flexible in order to maximize the economic vitality of smaller agricultural parcels that may not be suitable for large-scale commercial agricultural operations. Allowed uses should be agricultural in nature and may include, but are not limited to, the following: <ol style="list-style-type: none"> <li>1. Visitor-serving uses that support and are incidental to agricultural production, such as tasting rooms, including sales and promotion of products grown or processed in the region, educational activities and tours, incidental sales of items related to local area agricultural products, promotional events, and farm homestays, which allow visitors to visit a farm in the form of a vacation, that support and are secondary and incidental to local agricultural production.</li> <li>2. Commercial uses that directly support agricultural operations, including roadside stands, wholesale and retail agricultural sales, and wineries.</li> <li>3. Agricultural-based tourism uses, including u-pick farms, dude ranches, lodging, horseshows, rodeos, crop-based seasonal events, and ancillary restaurants and/or stores.</li> <li>4. Equestrian centers and facilities, including boarding facilities</li> </ol>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 6a:</u> Implement the Commercial and Industrial Design Guidelines and Residential Design Guidelines during the review and permitting of all new development projects.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 6b:</u> Update the Municipal Code and the Commercial and Industrial Design Guidelines for non-residential uses to include standards that promote attractive and sustainable development for commercial, industrial, office, institutional, and other non-residential uses and that address the following provisions: <ol style="list-style-type: none"> <li>1. Site planning sensitive to the natural environment and that addresses creating functional and attractive places.</li> <li>2. Criteria to ensure outdoor lighting, trash receptacles, fencing, and seating space are carefully considered as integral elements of the landscape.</li> </ol>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>



TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/Timing	Status
<ol style="list-style-type: none"> <li>3. Landscaping should utilize plant materials in a logical and orderly manner to define spatial organization, relate buildings and other structures, incorporate various site elements, promote consistency throughout the development, and be scaled to site structures.</li> <li>4. Require separate vehicle access, pedestrian pathways, and secured bicycle parking within the internal site plan of new commercial, office, mixed use, and public facility developments.</li> <li>5. Criteria for screening rooftop and ground level mechanical equipment (e.g. satellite TV dishes, telephone and electrical boxes, heating, cooling, and ventilating systems, and trash sites, etc.) from public view, unless prohibited by the utility provider.</li> <li>6. Standards for building design, architecture, and placement that incorporates a pedestrian scale with frontages oriented toward the street front or public gathering areas, varied articulated facades, windows and building features, reduced or zero setbacks where appropriate; and community design features, such as landscaping, entry features, fountains, plazas, pedestrian furniture, and similar features.</li> <li>7. Requirements for larger projects to include community design and gathering features, such as entry features, outdoor benches, art, plazas, seating areas, fountains, etc.</li> <li>8. Minimize vehicular, bicycle, and pedestrian conflicts.</li> <li>9. Maximize access to commercial uses, recreational uses, employment, public services, and other destinations using a minimum of pavement.</li> </ol>			
<u>Action LU 6c:</u> Periodically review and update the Residential Design Guidelines and the Commercial and Industrial Design Guidelines to ensure high quality design throughout Brentwood.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 6d:</u> Implement the Brentwood Boulevard Specific Plan and Downtown Specific Plan to ensure quality design of the built environment within these specific plan areas.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 6e:</u> Create streetscape and landscaping design standards that will help enhance the character and create a sense of identity for new development within Brentwood, while promoting the use of native and drought-tolerant plant and tree species.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 6f:</u> Implement the Brentwood Urban Forest Guidelines to provide for an attractive and healthy mix of street trees and urban landscaping throughout the city.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action LU 6g:</u> Use assessment districts, homeowners' associations, and similar programs to install and maintain street trees, landscaping, fencing, landscaped sound walls, and other rights of way improvements.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

## 12. IMPLEMENTATION

**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/Timing	Status
<p><b>Action N 1a:</b> Update Chapter 9.32 and Title 17 of the Brentwood Municipal Code to ensure that the noise standards are consistent with this element, including Tables N-1 and N-2, and to require new residential, mixed-use with a residential component, and other noise-sensitive development to be designed to minimize noise exposure to noise sensitive uses through incorporation of site planning and architectural techniques.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action N 1b:</b> Review new development projects for compliance with the noise requirements established in this element, including the standards established in Tables N-1 and N-2. Where necessary, require mitigation measures to achieve the noise standards.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action N 1c:</b> Require acoustical studies for all new discretionary projects, including those related to development and transportation, which have the potential to generate noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with this element and relevant noise standards in the Brentwood Municipal Code.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action N 1d:</b> Coordinate with Caltrans, the cities of Antioch and Oakley, and Contra Costa County, when necessary, to ensure that these agencies obtain City concurrence prior to initiating any noise mitigation or other project affecting Brentwood.</p>	Community Development Department and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><b>Action N 1e:</b> During the environmental review process, determine if proposed construction will constitute a significant impact on nearby residents and, if necessary, require mitigation measures in addition to the standard best practice controls. Suggested best practices for control of construction noise include:</p> <ol style="list-style-type: none"> <li>1. Construction period shall be less than 12 months.</li> <li>2. Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 6:00 pm on weekdays, and between 8:00 am and 5:00 pm on Saturdays. No construction shall occur on Sundays or City holidays.</li> <li>3. All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.</li> <li>4. The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.</li> <li>5. At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.</li> <li>6. Unnecessary idling of internal combustion engines shall be prohibited.</li> </ol>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/ Timing	Status
<p>7. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.</p> <p>8. The required construction-related noise mitigation plan shall also specify that haul truck deliveries are subject to the same hours specified for construction equipment.</p> <p>9. Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.</p> <p>10. The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</p>			
<p><u>Action N 2a:</u> As a condition of project approval, require new development that introduces sensitive noise receptors near agricultural lands or operations to acknowledge and comply with Chapter 8.01 (Right to Farm) of the Brentwood Municipal Code.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1a:</u> Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have standards established and recommendations shall be incorporated into development.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1b:</u> All building code requirements shall be adhered to so as to provide for maximum safety requirements. Inspections for compliance shall be made by the Community Development Department prior to approval for occupancy.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1c:</u> Require strict adherence to the requirements of the California Code of Regulations (CCR), Title 24 in all areas of the city and, during the development review process, ensure that public and critical use buildings shall not be located in areas susceptible to potential natural hazards.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1d:</u> Any critical use building shall meet earthquake codes and standards.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1e:</u> Regularly review the structural integrity of all existing City facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/ Timing	Status
<p><u>Action SA 1f:</u> As part of the development review process, ensure development applications incorporate drainage and erosion standards identified in the Brentwood Municipal Code. Inspections by the Community Development Department and the Public Works Department will ensure compliance.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1g:</u> When a change in natural grade or removal of existing vegetation is necessary, appropriate vegetative cover to stabilize slopes and reduce erosion shall be encouraged. This shall be accomplished through the development and design review process.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1h:</u> Annually review revisions to the California Code of Regulations (CCR), Title 24 and consider adoption of updates that include new or revised measures to avoid or reduce the potential for damage to structures and facilities caused by seismic and other geologic hazards.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1i:</u> As applications for building permits are received, identify and inspect seismically unsafe buildings and structures, including unreinforced masonry buildings.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1j:</u> Explore programs and funding sources that would encourage, assist, or provide incentives to property owners to retrofit their buildings for seismic safety, such as the Unreinforced Masonry (URM) program.</p>	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1k:</u> Monitor withdrawal of groundwater, oil, and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1l:</u> Regulate abandoned wells and the removal of abandoned underground irrigation and drainage systems.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1m:</u> Maintain an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, and projected dam failure inundation areas.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 2a:</u> Develop a Flooding and Drainage Master Plan that addresses the following, at a minimum:</p> <ol style="list-style-type: none"> <li>a. Storm water and drainage improvements for all areas of the city that are needed to accommodate existing and planned growth;</li> <li>b. Standards for on and off-site storm water and flooding improvements to ensure no adverse impacts to</li> </ol>	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/Timing	Status
adjacent or nearby properties; c. Standard measures to be used by new development to address localized flooding impacts; d. Identification of areas for stream channel or flood control conveyance system enlargement and/or stabilization; e. Operation, maintenance, and funding of flood control and drainage facilities; and f. Opportunities for multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of the city's streams, creeks, and wetland/riparian areas.			
<u>Action SA 2b:</u> During the annual preparation of the Capital Improvement Program (CIP), review the conditions of bridges, culverts, and other flood control and storm water conveyance infrastructure, and include necessary improvements within the CIP to ensure safety of persons in the city and adequate conveyance of flood waters.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 2c:</u> Seek State and Federal funding for flood control and drainage infrastructure improvements.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 2d:</u> Review the Brentwood Municipal Code, including Chapter 15.07 (Floodplain Management), and revise as necessary to ensure that development standards are consistent with the requirements of State law, including Government Code Section 65007. Development and building standards shall require the following: <ul style="list-style-type: none"> <li>a. New structures proposed for location within the 100-year floodplain shall be elevated one (1) foot or more above the 100-year flood elevation.</li> <li>b. New construction in the 100-year floodplain shall be designed and constructed so that it does not contribute to cumulative flooding problems that could pose a hazard to surrounding property owners or the public.</li> <li>c. Discourage extensive areas of impermeable surfaces within the 100-year floodplain and promote the use of permeable materials for surfaces such as driveways and parking lots.</li> <li>d. Ensure that new development within the 100-year floodplain includes all-weather access roads or other measures to ensure adequate access during a flood event.</li> </ul>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 2e:</u> Maintain unimproved drainage channels on a periodic basis.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 2f:</u> As part of the development review process, require developers to prepare hydrological studies as necessary. Studies shall encompass the project site as well as the entire drainage area.	Community Development	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

## 12. IMPLEMENTATION

**TABLE 12-1: General Plan Implementation**

Implementation Program	Responsible Department	Priority/ Timing	Status
	Department		Comments:
<u>Action SA 3a:</u> Support regional earthquake preparedness activities such as strapping water heaters, organizing periodic citywide earthquake drills, providing first aid training and disaster preparedness classes to neighborhood groups, and encouraging residents and businesses to stockpile emergency food, water, and medical supplies.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 3b:</u> Support regional disaster planning and emergency response planning efforts, including the Multi-Jurisdictional Local Government Hazard Mitigation Plan for the San Francisco Bay Area.	Community Development Department and Police Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 3c:</u> Encourage schools, neighborhood associations, mobile home park associations, and other interested groups to teach first aid and disaster preparedness, including Community Emergency Response Team (CERT) programs, Map Your Neighborhood programs, and other tools available to neighborhood and community groups to improve disaster preparedness.	Police Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 3d:</u> Provide opportunities for periodic and ongoing training, including refresher courses, for residents who have completed local community disaster preparedness training.	Police Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 3e:</u> Periodically review, maintain, and repair City roadways and emergency access routes, and provide signage, where necessary, to clearly identify emergency access routes.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 3f:</u> Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster.	Police Department and Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 3g:</u> Develop and annually update an emergency contact list and emergency response information on the City's website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.	Police Department and Community Development Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 3h:</u> Develop a public information program which will provide all citizens with access to needed information concerning disaster preparedness and safety.	Police Department and Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action SA 3i:</u> Conduct annual emergency response drills with key members of the City, local leaders, and emergency response personnel. The training should include the dissemination of information to the public regarding	Police Department and City	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

TABLE 12-1: General Plan Implementation			
Implementation Program	Responsible Department	Priority/Timing	Status
emergency response procedures, resources, and City responsibilities.	Administration		<i>Comments:</i>
<u>Action SA 3j:</u> Establish procedures to allow local citizens and community groups to utilize City-owned facilities to conduct disaster training and preparedness training programs.	City Administration	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 4a:</u> Provide educational opportunities for generators of small quantity, household, and agricultural waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management and disposal.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 4b:</u> Provide a convenient program for the local disposal of household hazardous wastes at Brentwood’s Solid Waste Transfer Station on a routine basis. The availability of the program should be widely publicized throughout the community.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 4c:</u> Work cooperatively with the East Contra Costa Fire Protection District to train local police and fire personnel in the specialized handling and cleanup procedures that are required for radioactive, toxic, and hazardous substance spills.	Public Works Department and Police Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 4d:</u> Prepare and maintain an inventory of environmentally contaminated sites to educate future property owners about contamination from previous uses. The City shall work directly with property owners in the cleanup of these sites, particularly in areas with redevelopment potential.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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CITY OF BRENTWOOD  
GENERAL PLAN

Adopted July 22, 2014